Davidson County DEEDWARR
Recvd: 03/30/17 10:25 5 pgs
Fees:27.00 Taxes:0.00
20170330-0030968

WARRANTY DEED

MAIL RECORDED DEED TO:

ALEX DOROBANTU
LOWCOUNTRY LEGACY LAW FIRM LLC
1815-A BOUNDARY STREET
BEAUFORT, SC 29902

OWNER (SEND TAX BILLS TO):

RYAN J. EXLEY, TRUSTEE
MERYL LARGE EXLEY, TRUSTEE
809 DAVIDSON DRIVE
NASHVILLE, TN 37205

FOR NO CONSIDERATION ($0.00), RYAN J. EXLEY and MERYL LARGE EXLEY, formerly known as MERYL E. LARGE, husband and wife (herein, "Grantor"), whose address is 809 Davidson Drive, Nashville, TN 37205, hereby sells, transfers and conveys to RYAN J. EXLEY AND MERYL LARGE EXLEY, TRUSTEES, or any successors in trust, under THE EXLEY LIVING TRUST dated December 28, 2016 and any amendments thereto, a Revocable Living Trust (herein, "Grantee"), whose address is 809 Davidson Drive, Nashville, TN 37205, all of Grantor's interest in and to the following described real property located in Davidson County, State of Tennessee:

SEE EXHIBIT A ATTACHED HERETO.

Property street address: 809 Davidson Drive, Nashville, TN 37205

TO HAVE AND TO HOLD said real estate, with all and singular the hereditaments and appurtenances of and to the same belonging or in anywise appertaining to the said Grantee and the said Grantee's heirs, successors and assigns, forever. AND the Grantor for the Grantor and Grantor's heirs, representatives, successors and assigns, does covenant and agree to and with Grantee and Grantee's heirs, successors and assigns, that Grantor is lawfully seized in fee of the aforesaid premises; that the same are free of all encumbrances except those appearing of record; that Grantor has good right to sell and convey the same to Grantee as aforesaid; and that the before granted premises Grantor will warrant and forever defend against all lawful claims whatever.

WITNESS my hand and seal this 4th day of March, 2017..

This Instrument Prepared By: JOHN NORMAN, ESQ.
C/O U.S. DEEDS, P.A.
213 BRENTSHIRE DRIVE
BRANDON, FL 33511

GRANTOR:

RYAN J. EXLEY

STATE OF TN
COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, RYAN J. EXLEY, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged execution of the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 4TH day of March, 2017.

[Affix Notary Seal]

CAROLYN D. DICKERSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

SIGNATURE OF NOTARY PUBLIC
My commission expires: 5/20/19

GRANTOR:

MERYL LARGE EXLEY, formerly known as MERYL E. LARGE

STATE OF TN
COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, MERYL LARGE EXLEY, formerly known as MERYL E. LARGE, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged execution of the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 4TH day of March, 2017.

[Affix Notary Seal]

CAROLYN D. DICKERSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

SIGNATURE OF NOTARY PUBLIC
My commission expires: 5/20/19

EXHIBIT A

[Legal Description]

Land in Davidson County, Tennessee, being Lot No. 20 on the plan of West Meade Estates, Section 4, as of record in Book 3300, Page 61, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

SOURCE OF DESCRIPTION AND GRANTOR'S EQUITABLE INTEREST:

Previous and last conveyance; the same being a deed to the within Grantor recorded in the Register's Office for Davidson County, Tennessee, as Instrument Number 20110624-0048445 on June 24, 2011.

PIN NO: 115-7-59

STREET ADDRESS:

809 Davidson Drive, Nashville, TN 37205

The preparer of this document has been engaged solely for the purpose of preparing this instrument, has prepared the instrument only from the information given and has not been requested to provide, nor has the preparer provided, a title search, an examination of the legal description, an opinion on title or advice on the tax, legal or non-legal consequences that may arise as a result of the conveyance. Further such preparer has not verified the accuracy of the amount of consideration stated to have been paid or upon which any tax may have been calculated nor has the preparer verified the legal existence or authority of any person who may have executed the document. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.

OATH OF CONSIDERATION

STATE OF TN
COUNTY OF WILSON

The actual consideration for this transfer is $50.00 This is a transfer to a Revocable Living Trust.

GRANTEE

Grantee signature: _____
RYAN J. EXLEY, Trustee

Grantee signature _____
MERYL LARGE EXLEY, Trustee

Subscribed and sworn to under oath before me, this 4th day of March, 2017.

[Affix Notary Seal]

CAROLYN D. DICKERSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

_____
SIGNATURE OF NOTARY PUBLIC
My commission expires: 5/20/19

True Copy Certification

I, Dorene J. Royal, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Dorene J. Royal
Signature

State of FLORIDA

County of HILLSBOROUGH

Personally appeared before me, LINDA L. BELL, a notary public for this county and state, DORENE J. ROYAL who acknowledges that this certification an electronic document is true and correct and whose signature I have witnessed.

Linda L. Bell
Notary's Signature LINDA L. BELL

My Commission Expires: _____
Notary' Seal (if on paper)

LINDA L. BELL
MY COMMISSION # GG 023954
EXPIRES: September 19, 2026
Bonded Thru Notary Public Underwriters