Davidson County DEEDWARR
Recvd: 03/30/17 10:38 5 pgs
Fees:27.00 Taxes:0.00
20170330-0030989

WARRANTY DEED

MAIL RECORDED DEED TO:

LEGACY LAW FIRM, P.C.
4301 W. 57TH STREET
SUITE 121
SIOUX FALLS, SD 57108

OWNER (SEND TAX BILLS TO):

ROY A. SMITH, TRUSTEE
5216 META CIRCLE
NASHVILLE, TN 37211

FOR NO CONSIDERATION ($0.00), the receipt of which is hereby acknowledged, ROY A. SMITH and EMILY M. SMITH, husband and wife (herein, "Grantor"), whose address is 5216 Meta Circle, Nashville, TN 37211, hereby sells, transfers and conveys to ROY A. SMITH, TRUSTEE, or any successors in trust, under the ROY AND EMILY SMITH LIVING TRUST dated July 22, 2016 and any amendments thereto, a Revocable Living Trust (herein, "Grantee"), whose address is 5216 Meta Circle, Nashville, TN 37211, 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: 5216 Meta Circle, Nashville, TN 37211

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 15 day of March, 2017.

PIN NO: 161-02/132.00

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

GRANTOR:

Roy A. Smith

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Roy A. Smith, 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 15 day of March, 2017.

[Affix Notary Seal]

ELIZABETH RENIA BROOKS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 08-18-2018

Elizabeth Renia Brooks
SIGNATURE OF NOTARY PUBLIC
My commission expires: 8-18-18

GRANTOR:

Emily M. Smith

Emily M. Smith

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Emily M. Smith, 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 15 day of March, 2017

[Affix Notary Seal]

ELIZABETH RENIA BROOKS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 08-18-2018

Elizabeth Renia Brooks
SIGNATURE OF NOTARY PUBLIC
My commission expires: 8-18-18

This transaction is exempt from recordation tax pursuant to T.C.A. Section 67-4-409(a)(3)(F) as it is a transfer to a revocable living trust.

EXHIBIT A

[Legal Description]

Land in Davidson County, Tennessee, being Lot 24, MCMURRAY PLACE, SECTION TWO, as shown on plat of record in Plat Book 5200, Page 440, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

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 20160623-0064228, on June 23, 2016.

PIN NO: 161-02/132.00

STREET ADDRESS:

5216 Meta Circle, Nashville, TN 37211

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 Tennessee
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 50.00. This is A transfee to A Revocable TRUST.

GRANTEE

Grantee signature _____
Roy A. Smith, Trustee

Subscribed and sworn to under oath before me, this 15 day of March, 2017.

[Affix Notary Seal]

ELIZABETH RENIA BROOKS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 08-18-2018

Elizabeth Renia Brooks
SIGNATURE OF NOTARY PUBLIC
My commission expires: 8-18-18

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 of an electronic document is true and correct and whose signature I have witnessed.

Linda L Bell
Notary's Signature

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

LINDA L BELL
MY COMMISSION # EE 834098
EXPIRES: September 19, 2016
Bonded Thru Notary Public Underwriters