BILL GARRETT, Davidson County
Trans:T20170031564 DEEDWARR
Recvd: 04/17/17 09:33 3 pgs
Fees:17.00 Taxes:0.00

20170417-0036616

THIS INSTRUMENT PREPARED BY:
Paul C. Hayes
Howard Mobley Hayes & Gontarek, PLLC
2319 Crestmoor Road
Nashville, Tennessee 37215
(615) 627-4444

WARRANTY DEED

Consideration Certificate

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $0. Pursuant to Tenn. Code Ann. § 67-4-409(a)(3)(F), the transfer of the property described herein is exempt from the Tennessee Realty Transfer tax.

Mary Jo Loden Tuley

MARY JO LODEN TULEY, as Trustee, Affiant

Subscribed and sworn to before me,
this 12th day of April, 2017.

Diane Jaynes

Notary Public
My Commission Expires:

DIANE JAYNES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 01-05-2020

Address of New Owner:	Send Tax Bills to:	Map-Parcel Numbers:
John L. Tuley, as Trustee of the John L. Tuley Revocable Living Trust, and Mary Jo Tuley, as Trustee of the Mary Jo Loden Tuley Revocable Trust 121 Prospect Hill Nashville, TN 37205	John L. Tuley, as Trustee of the John L. Tuley Revocable Living Trust, and Mary Jo Tuley, as Trustee of the Mary Jo Loden Tuley Revocable Trust 121 Prospect Hill Nashville, TN 37205	Map 116-08-F Parcel 121.00 CO FB 07DA 74890

FOR AND IN CONSIDERATION of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and for other good and valuable consideration, the receipt and sufficiency of which is acknowledged, I, **MARY JO TULEY** (the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto **Mary Jo Loden Tuley, as Trustee of the MARY JO LODEN TULEY REVOCABLE TRUST u/a dated April 12, 2017,** its successors and assigns (the "Grantee"), my fifty percent (50%) undivided interest in and to certain real property located in Davidson County, Tennessee, being more particularly described as follows:

> Land in Davidson County, Tennessee, being Lot No. 121 on the Plan of Revised Sugartree, Phase 3, as of record in Plat Book 5050, pages 67 through 71, amended in Book 5169, page 426, Book 5191, page 412, Book 5222, page 468, Book 5238, page 93, and Book 5539,

page 749, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to John L. Tuley, as Trustee under the John L. Tuley Revocable Living Trust u/a dated December 28, 1993, as to an undivided one-half interest, and Mary Jo Tuley, as to an undivided one-half interest, by Warranty Deed dated February 15, 2002 from Earl H. Dunn, Sr., and wife, Barbara Dotson Dunn, of record as Instrument No. 20020219-0020862 in the Register's Office for Davidson County, Tennessee.

This conveyance is made subject to: (1) Restrictions of record in Book 4857, page 157, amended in Book 4911, page 356, Book 4996, page 126, Book 5003, page 688, Book 5087, page 220, Book 5152, page 401, Book 5514, page 138, Book 5691, page 61, amended and restated in Book 11758, page 466; (2) Easements of record in Book 3400, page 63, Book 4005, page 367, Book 3958, page 122, Book 7061, page 100, Book 613, page 713, and Book 660, page 34; (3) Approval of an amended and substituted Plat of record in Book 5162, page 632; and (4) All matters appearing on the Plan of record in Plat Book 5050, pages 67 through 71, amended in Book 5169, page 426, Book 5191, page 412, Book 5222, page 468, Book 5238, page 93, said Register's Office.

This is improved property located at 121 Prospect Hill, Nashville, Tennessee 37205.

TO HAVE AND TO HOLD said tract of land, with the appurtenances, estate, title, and interest thereto belonging to said Grantee, its successors and assigns, forever; and Grantor does covenant with Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out. Grantor does further covenant and bind herself, her successors and representatives, to warrant and forever defend the title to said land to Grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

This deed was prepared without the benefit of a title search and uses the legal description for the property herein conveyed as reflected in the deed of conveyance to the Grantor. The property is conveyed subject to such limitations, restrictions, easements and encumbrances as may affect the subject property.

The Grantor's spouse, John L. Tuley, joins in this deed for the limited purpose of conveying any statutory and/or equitable rights he may have in and to the undivided one-half interest of the Grantor in the subject property by virtue of their marriage. John L. Tuley expressly retains all rights to the one-half undivided interest in the subject property conveyed to him as Trustee under the John L. Tuley Revocable Living Trust u/a dated December 28, 1993, by deed of record as Instrument No. 20020219-0020862 in the Register's Office for Davidson County, Tennessee.

SIGNED on this 12th day of April, 2017.

Mary Jo Tuley

MARY JO TULEY

John L. Tuley

JOHN L. TULEY

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **MARY JO TULEY** and **JOHN L. TULEY**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that each of themshe executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal on this 12th day of April, 2017.

Notary Public

My Commission Expires: _____

DIANNE JAYNES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-06-2020