BILL GARRETT, Davidson County
Trans:T20170033324 DEEDWARR
Recvd: 04/20/17 10:46 3 pgs
Fees:17.00 Taxes:0.00
20170420-0038793

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.

Pamela Johnson Clements

PAMELA JOHNSON CLEMENTS, as Trustee,
Affiant

Subscribed and sworn to before me,
this 14th day of April 2017.

Campbell A. Mobley

Notary Public
My Commission Expires: March 8, 2021

Campbell A. Mobley
STATE OF TENNESSEE NOTARY PUBLIC
County of Davidson

Address of New Owner:	Send Tax Bills to:	Map-Parcel Number:
Pamela Johnson Clements, Trustee of the Pamela Johnson Clements Revocable Trust u/a dated March 10, 2017 5380 Hillsboro Road Nashville, TN 37215	Pamela Johnson Clements, Trustee of the Pamela Johnson Clements Revocable Trust u/a dated March 10, 2017 5380 Hillsboro Road Nashville, TN 37215	131-13-3

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, **EVANS M. CLEMENTS III, and wife, PAMELA J. CLEMENTS,** (collectively, the "Grantor"), have bargained and sold, and by these presents do transfer and convey, unto **Pamela Johnson Clements, as Trustee of the PAMELA JOHNSON CLEMENTS REVOCABLE TRUST u/a dated March 10, 2017**, its successors and assigns (the "Grantee"), our entire undivided interest in certain real property located in Davidson County, Tennessee, being more particularly described as follows:

LAND in Davidson County, Tennessee being Lot No. 1 on the Plan of Mary Regan Green Subdivision, as of record in Plat Book 7900, page 758, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed one-half to Evans M. Clements, III, and wife, Pamela J. Clements, by Warranty Deed dated February 20, 2007 and recorded as Instrument Number 20070221-0021592 in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to: The Plan of Record in Book 7900, page 758 and property taxes for the current year.

This is improved property known as 5380 Hillsboro Pike, Nashville, TN 37215.

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 themselves, their 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.

This transfer is made pursuant to the provisions of Tenn. Code Ann. § 35-15-510, which provides in part that any property conveyed by spouses who held such property as tenants by the entirety, such as the Grantor, to any revocable trust(s), such as the Grantee, shall have the same immunity from the claims of their respective creditors as if such property had continued to be held by the Grantor as tenants by the entirety.

WITNESS my hand this 14 day of April, 2017.

EVANS M. CLEMENTS III

PAMELA J. CLEMENTS

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **EVANS M. CLEMENTS III**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, under oath, swore and acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal on this 7th day of April, 2017.

Dianne Jaynes
Notary Public

My Commission Expires:

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

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **PAMELA J. CLEMENTS**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, under oath, swore and acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal on this 14th day of April, 2017.

Campbell A. Mobley
STATE OF TENNESSEE NOTARY PUBLIC
County of Davidson

Campbell A. Mobley
Notary Public

My Commission Expires: March 8, 2021