WARRANTY DEED

FROM: DAVID F. MCCARGAR AND WIFE, JULIE P. MCCARGAR, Grantors

This instrument was prepared by:
Michael S. Goode, Esq.
Stites & Harbison PLLC
401 Commerce Street, Suite 800
Nashville, Tennessee 37219

TO: DAVID FREDERICK MCCARGAR, Trustee of The David Frederick McCargar Revocable Trust and JULIE POWELL MCCARGAR, Trustee of The Julie Powell McCargar Revocable Trust, Grantees

Address New Owner (s) as follows:	Name and Address of the Person or Entity Responsible for the Payment of Real Property Taxes	Map & Parcel Number
DAVID FREDERICK MCCARGAR, Trustee of The David Frederick McCargar Revocable Trust and JULIE POWELL MCCARGAR, Trustee of The Julie Powell McCargar Revocable Trust 5726 Stoneway Trail Nashville, Tennessee, 37209	Same	Map 103-09 Parcel 019

BILL GARRETT, Davidson County
Trans:T20170077876 DEEDWARR
Recvd: 09/06/17 09:51 6 pgs
Fees:32.00 Taxes:0.00
20170906-0091486

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration for this transfer is Zero and no/100 Dollars ($0.00).

David F. McCargar
Affiant

Sworn to and subscribed before me, this 30th day of August, 2017.

CINDY M. MACK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 3, 2020

Cindy M. Mack
Notary Public

My Commission Expires: 3-3-20

20974N:170477:1242237:1:NASHVILLE

FOR AND IN CONSIDERATION OF the sum of Zero and no/100 Dollars ($0.00) the receipt and sufficiency of which are hereby acknowledged, DAVID F. MCCARGAR AND WIFE, JULIE P. MCCARGAR (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto DAVID FREDERICK MCCARGAR, Trustee of The David Frederick McCargar Revocable Trust (Revocable Trust Agreement) dated August 30, 2017, as to a ½ undivided interest, and JULIE POWELL MCCARGAR, Trustee of The Julie Powell McCargar Revocable Trust (Revocable Trust Agreement) dated August 30, 2017, as to a ½ undivided interest, (the "Grantee"), its successors and assigns, all of Grantor's rights, title and interest in and to a certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described on Exhibit A attached hereto and incorporated herein by this reference (the "Property").

The Property is improved property known as 5726 Stoneway Trail, Nashville, Tennessee, 37209. The Property is conveyed subject to such limitations, restrictions and encumbrances as may affect the Property.

TO HAVE AND TO HOLD the Property with the appurtenances, estate, title and interest thereto belonging to Grantee, his heirs, successors and assigns forever.

And Grantors do covenant with Grantee that Grantors are lawfully seized and possessed of the Property in fee simple, Grantors have a good right to convey the Property, and the Property is unencumbered and unrestricted except as to those matters set forth on Exhibit B, to which this conveyance is expressly made subject.

Grantors do further covenant and bind Grantors, their successors and assigns, to warrant and forever defend the title to the Property to Grantees, their heirs, successors and assigns

against the lawful claims of all persons whomsoever except as to those matters set forth on Exhibit B, to which this conveyance is expressly made subject.

The Grantors state that the purpose of this Deed is to transfer the entire right, title and interest of the Grantors in and to said real property to the David Frederick McCargar Revocable Trust (Revocable Trust Agreement) dated August 30, 2017, as to a ½ undivided interest, and to The Julie Powell McCargar Revocable Trust (Revocable Trust Agreement) dated August 30, 2017, as to a ½ undivided interest. These Trusts are revocable trusts established pursuant to the laws of the State of Tennessee. This conveyance is to trusts established and qualified under T.C.A. § 35-15-510. The Trustees and Successor Trustees are granted all right, power and authority, pursuant to Section 3, Chapter 110 of the Tennessee General Assembly of 1963, Tenn. Code Ann. §35-50-110 (including any amendments thereto) and further have the full discretionary power to purchase, sell, convey, alter, repair, improve, partition and mortgage or otherwise encumber any real estate, and to make and execute any leases thereon for any period, however long, and beyond the term of any trust, and to execute and deliver any deeds, conveyances, mortgages, deeds of trust, transfers and assignments, without the approval of any court, joinder of any beneficiary, and without the approval of any court, joinder of any beneficiary, and without disclosing any beneficiary of any trust.

In addition, the trusts specifically provide that no person dealing with the Trustee in the capacity of purchaser, seller, acquirer, lender, tenant, lessor, lessee, contractant or otherwise shall be bound to inquire into the capacity to act on the part of the Trustees, or into the authority for, or the propriety of, any act thereof, or to see to the application or disposition of any money, or other property, paid, delivered or loaned to the Trustees. These trusts contain spendthrift provisions.

This transfer of real property is a transfer of residential property within the exemptions from any due on sale clause as provided in 12 USCA § 1701j-3 (d). This transfer is not a violation of any such due on sale clause contained in any lien affecting the real property.

This is a transfer to revocable living trusts. No actual monetary consideration is given by the Grantees and this conveyance is exempt from recordation tax under Tenn. Code Ann. §67-4-409(a)(3)(F).

DAVID FREDERICK MCCARGAR being one and the same person as DAVID F. MCCARGAR. JULIE POWELL MCCARGAR being one and the same person as JULIE P. MCCARGAR.

Witness our hands this 30 day of August, 2017.

By: David F. McCargar
DAVID F. MCCARGAR

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

Personally appeared before me, Cindy M. Mack, a Notary Public of said County and State, DAVID F. MCCARGAR, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal, at Office in Nashville, Tennessee, this 30 day of August, 2017.

Cindy M. Mack
Notary Public

My Commission Expires: 3-3-20

CINDY M. MACK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 3, 2020

By: _____
JULIE P. MCCARGAR

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

Personally appeared before me, Cindy M. Mack, a Notary Public of said County and State, JULIE P. MCCARGAR, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal, at Office in Nashville, Tennessee, this 30 day of August, 2017.

_____
Notary Public

My Commission Expires: 3-3-20

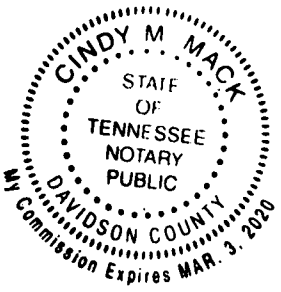


EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 82 on the Plan of Hillwood Park as of record in Plat Book 3300, pages 27 and 28, Register's Office, Davidson County, Tennessee.

Said Lot No. 82 fronts 314.29 feet along the northerly margin of Stoneway Trail, as measured along a curve, and extends back 204.7 feet on the westerly line and 217.6 feet on the easterly line to a dead line in the rear on which it measures 73.9 feet.

Being the same property conveyed to David F. McCargar and wife, Julie P. McCargar by deed from Joe A. Harding and wife, Lucy W. Harding, filed for record in Book 8173, page 887, in the Register's Office for Davidson County, Tennessee.

EXHIBIT B

1. Any and all encumbrances, restrictions and easements filed for record in the Register's Office for Davidson County, Tennessee.