Bill Garrett Davidson County
Batch# 15312 DEEDWARR
10/19/2017 09:24:14 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20171019-0106999

Prepared by and Recording Requested by
GAINES & ASSOCIATES PLLC
Maryland Farms
5214 Maryland Way, Ste. 402
Brentwood, TN 37027

Tax Parcel # 027.00

Map 156-10-0, FB #09D-83738

WARRANTY DEED

Owner & Property Address:
DWIGHT LEE TAYS and
CYNTHIA SUZANNE TAYS,
Trustees, TAYS REVOCABLE
LIVING TRUST
7933 Meadow View Drive
Nashville, TN 37221

Mail Tax Statement to:
Dr. and Mrs. Dwight Tays
7933 Meadow View Drive
Nashville, TN 37221

The GRANTORS, **DWIGHT L. TAYS and wife, CYNTHIA S. TAYS,** for and in consideration of Ten Dollars ($10.00), cash in hand paid, together with other good, valuable, and satisfactory consideration, the receipt of all of which is hereby acknowledged, do hereby bargain, sell, convey, and confirm all of grantor's right, title, and interest in and to the below-described property to:

DWIGHT LEE TAYS and CYNTHIA SUZANNE TAYS, Trustees of the TAYS REVOCABLE LIVING TRUST, dated September 18, 2017

Said real estate is located in Davidson County, Tennessee, and is more particularly described as follows, to-wit:

Land in Davidson County and Williamson County, Tennessee, being Lot No. 28 on the Plan of Templegate, Section 3, as of record inn Book 8250, Page 868, Register's Office for Davidson County, Tennessee, and as of record in Plat Book 23, Page 149, Register's Office for Williamson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to parties of the first part by Warranty Deed of record in Book 11697, Page 932-933, in the Register's Office of Davidson County, Tennessee and in Book 1914, Page 30-31 in the Register's Office of Williamson County, Tennessee.

This conveyance is subject to Restrictive Covenants of record in Book 6766, Page 754, Register's Office for Davidson County, Tennessee; easements and setback lines as set forth on the above plan of record.

This conveyance is intended to preserve a relationship as tenants by the entireties pursuant to Tennessee Code Annotated Title 35, Chapter 15.

TO HAVE AND TO HOLD the aforesaid real estate together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said Trustees or any Successor Trustees and assigns in fee simple forever.

The Grantors do here covenant with said Trustees or any Successor Trustees that they are lawfully seized in fee of the aforedescribed real estate; that they have a good right to sell and convey the same; and that they will warrant and forever defend against the lawful claims of all persons the title and quiet possession thereto.

SAID TRUSTEES OR ANY SUCCESSOR TRUSTEES TO HAVE the full power to sell, mortgage, rent, lease and convey, without the purchaser, lender, mortgagee, or tenant being required to see to the distribution and application of any proceeds of sale, loan or rent.

No abstract or survey furnished for preparation of this instrument.

The preparer of this deed makes no representation as to the status of title to the property described hereto. This deed has been prepared solely from information furnished to the preparer, who makes no representation whatsoever other than it has been accurately transcribed from the information provided.

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

IN TESTIMONY WHEREOF, this instrument has been executed this 18th day of September, 2017, by the undersigned.

Dwight L. Tays
DWIGHT L. TAYS

Cynthia S. Tays
CYNTHIA S. TAYS

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, a Notary Public in and for said state and county, duly commissioned and qualified, personally appeared DWIGHT L. TAYS and CYNTHIA S. TAYS to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as a free act and deed.

WITNESS my hand and Notarial Seal at office this 18th day of September, 2017.

Katina R. Gaines
NOTARY PUBLIC

My Commission Expires: _____

KATINA R. GAINES
STATE OF TENNESSEE
NOTARY PUBLIC
SHELBY COUNTY
My Comm. Exp. 7-14-2019

THIS TRANSFER IS EXEMPT FROM THE PAYMENT OF ANY TRANSFER TAX AS PROVIDED IN T.C.A. §67-4-409(a)(3)(F).