Bill Garrett Davidson County
Batch# 19371 DEEDWARR
10/30/2017 02:01:24 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20171030-0111022

THIS DOCUMENT PREPARED BY
Stephanie J. Edwards
Howard Mobley Hayes & Gontarek, PLLC
2319 Crestmoor Road
Nashville, Tennessee 37215
(615) 627-4444

This transfer is exempt from real estate transfer tax pursuant to T.C.A. § 67-4-409(a)(3)(F).

Address of new owner:	Send Tax Bills to:	Map-Parcel Numbers:
Jonathan Jackson Conklin, Trustee 1130 Brookwood Ln. Nashville, TN 37220	SAME	131 16 0 017.00

WARRANTY DEED

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Jonathan Jackson Conklin, hereinafter called the Grantor, for the purpose of transferring the Grantor's entire ownership interest in the subject real property to a revocable inter-vivos (living) trust established by the Grantor, has bargained and sold, and by these presents does transfer and convey unto Jonathan Jackson Conklin, Trustee of the Jonathan Jackson Conklin Revocable Trust dated October 24, 2017, as amended from time to time, and to his successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the Grantee, and the Grantee's successors, heirs and assigns, all of the Grantor's right, title and interest in and to a certain tract or parcel of land in the State of Tennessee, being more particularly described on Exhibit A attached hereto and incorporated herein by reference.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is subject to the following:

1. Current year's State and County taxes, which have been assumed by the Grantee.

2. Any matters of record.

TO HAVE AND TO HOLD the said real property herein conveyed, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee, the Grantee's successors, heirs and assigns, forever; and the Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said real property, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and the Grantor does further covenant and bind the Grantor, the Grantor's heirs, assigns and representatives, to warrant and forever defend the title to the said real property to the said Grantee, the Grantee's successors, heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 24th day of October, 2017.

Jonathan Jackson Conklin

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jonathan Jackson Conklin, with whom I am personally acquainted, and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal on this 24th day of October, 2017.

Notary Public

My Commission Expires:

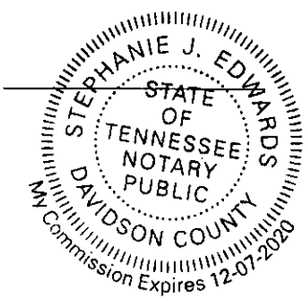


EXHIBIT A

Legal Description

Land in Davidson County, Tennessee, being Lot 12, BLOCK A, PLAN OF GATEWAY ACRES, as shown on plat of record in Plat Book 974, Page 73, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Jonathan Jackson Conklin, by deed from John C. Pope IV, of record as Instrument No. 20170522-0050798, Register's Office for Davidson County, Tennessee.

This is improved property known as 1130 Brookwood Lane, Nashville, TN 37220.