Bill Garrett Davidson County
Batch# 23442 DEEDWARR
11/08/2017 09:50:30 AM 5 pgs
Fees: $28.00 Taxes: $0.18
20171108-0114864

WARRANTY DEED

MAIL RECORDED DEED TO:

KATHERINE BLACKNEY
ASSET PLANNING SERVICES, LTD.
162 MAIN STREET
P.O. BOX 164
HARLEYSVILLE, PA 19438-0164

OWNER (SEND TAX BILLS TO):

THEODORE F. REISS, TRUSTEE
SUZANNE M. GREGORY, TRUSTEE
17 HIBBS LANE
NEW HOPE, PA 18938

FOR AND IN CONSIDERATION OF THE SUM OF FIFTY AND 00/100 Dollars ($50.00) cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, THEODORE F. REISS and SUZANNE M. GREGORY, husband and wife (herein, "Grantor"), whose address is 17 Hibbs Lane, New Hope, PA 18938, hereby sells, transfers and conveys to THEODORE F. REISS AND SUZANNE M. GREGORY, TRUSTEES, or any successors in trust, under the THEODORE REISS AND SUZANNE GREGORY LIVING TRUST dated September 20, 2017, and any amendments thereto (herein, "Grantee"), whose address is 17 Hibbs Lane, New Hope, PA 18938, all of Grantor's interest in and to the following described real property located in Davidson County, State of Tennessee:

SEE EXHIBIT A ATTACHED HERETO.

Property street address: 2411 Crestmoor Rd., Unit #1, Nashville, TN 37215

TO HAVE AND TO HOLD said real estate, with all and singular the hereditaments and appurtenances of and to the same belonging or in anywise appertaining to the said Grantee and the said Grantee's heirs, successors and assigns, forever. AND the Grantor for the Grantor and Grantor's heirs, representatives, successors and assigns, does covenant and agree to and with Grantee and Grantee's heirs, successors and assigns, that Grantor is lawfully seized in fee of the aforesaid premises; that the same are free of all encumbrances except those appearing of record; that Grantor has good right to sell and convey the same to Grantee as aforesaid; and that the before granted premises Grantor will warrant and forever defend against all lawful claims whatever.

WITNESS my hand and seal this 16 day of October, 2017.

PIN NO: 117100B00100CO

This Instrument Prepared By: JOHN NORMAN, ESQ.
C/O U.S. DEEDS, P.A.
213 BRENTSHIRE DRIVE
BRANDON, FL 33511

GRANTOR:

Theodore F. Reiss

STATE OF Pennsylvania
COUNTY OF Montgomery

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Theodore F. Reiss, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged execution of the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 16 day of October, 2017.

[Affix Notary Seal]

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
KATHERINE BLACKNEY, Notary Public
Lower Salford Twp., Montgomery County
My Commission Expires October 3, 2018

SIGNATURE OF NOTARY PUBLIC
My commission expires: 10/3/2018

GRANTOR:

Suzanne M. Gregory

STATE OF Pennsylvania
COUNTY OF Montgomery

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Suzanne M. Gregory, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged execution of the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 16 day of October, 2017.

[Affix Notary Seal]

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
KATHERINE BLACKNEY, Notary Public
Lower Salford Twp., Montgomery County
My Commission Expires October 3, 2018

SIGNATURE OF NOTARY PUBLIC
My commission expires: 10/3/2018

This transaction is exempt from recordation tax pursuant to T.C.A. Section 67-4-409(a)(3)(F) as it is a transfer to a revocable living trust.

OATH OF CONSIDERATION

STATE OF Pennsylvania
COUNTY OF Montgomery

The actual consideration or value, whichever is greater, for this transfer is $50.00. Transfer is to a revocable trust.

GRANTEE

Grantee signature _____
Theodore F. Reiss, Trustee

Grantee signature _____
Suzanne M. Gregory, Trustee

Subscribed and sworn to under oath before me, this 16 day of October, 2017.

_____
SIGNATURE OF NOTARY PUBLIC
My commission expires: 10/3/2018

[Affix Notary Seal]

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
KATHERINE BLACKNEY , Notary Public
Lower Salford Twp., Montgomery County
My Commission Expires October 3, 2018

EXHIBIT A

[Legal Description]

Land in Davidson County, Tennessee, being Unit No. 1, together with the appurtenant interest in the common elements of The Whitney horizontal property regime established by Master Deed and Bylaws of record in Instrument #20060921-00117371, Register's Office, Davidson County, Tennessee; amended By First Amendment to Master Deed of record in Instrument #20061009-0125107, said Register's Office; amended by Second Amendment to Master Deed of record in Instrument #20070601-0065028, said Register's Office; said Unit being depicted on the Condominium Site Plan attached as Exhibit D to the aforementioned Master Deed and being located upon Lot #1 on the Plan of Consolidation Plat of Lots 20 and 21, Hillsboro View Development Company of record in Instrument #20061212-0153243, Register's Office, Davidson County, Tennessee

SOURCE OF DESCRIPTION AND GRANTOR'S EQUITABLE INTEREST:

Previous and last conveyance: the same being a deed to the within Grantor as Document No. 20110601-0041882, on June 1, 2011.

PIN NO: 117100B00100CO

STREET ADDRESS:

2411 Crestmoor Rd., Unit #1, Nashville, TN 37215

The preparer of this document has been engaged solely for the purpose of preparing this instrument, has prepared the instrument only from the information given and has not been requested to provide, nor has the preparer provided, a title search, an examination of the legal description, an opinion on title or advice on the tax, legal or non-legal consequences that may arise as a result of the conveyance. Further such preparer has not verified the accuracy of the amount of consideration stated to have been paid or upon which any tax may have been calculated nor has the preparer verified the legal existence or authority of any person who may have executed the document. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.

17-47373 (cmm)

True Copy Certification

I, Debra Salce, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Debra Salce
Signature

State of Florida

County of Hillsborough

Personally appeared before me, Linda L. Bell, a notary public for this county and state, [Debra Salce] who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Linda L Bell
Notary's Signature LINDA L. BELL

My Commission Expires:
Notary' Seal (if on paper)

LINDA L. BELL
MY COMMISSION # GG 023954
EXPIRES: September 19, 2020
Bonded Thru Notary Public Underwriters