Bill Garrett Davidson County
Batch# 38720 DEEDWARR
12/18/2017 11:20:22 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20171218-0128563

Prepared by and Recording Requested by:
GAINES & ASSOCIATES PLLC
5214 Marylard Way, Ste. 402
Brentwood, TN 37207

Tax Parcel # 155-8C-88CO

WARRANTY DEED

Owner & Property Address:
RAMONCITO S. PUGAO and
MYRNA M. PUGAO, Trustees,
PUGAO REVOCABLE
LIVING TRUST
7205 Poplar Creek Trace
Nashville, TN 37221

Mail Tax Statement to:
Mr. and Mrs. Ramoncito Pugao
7205 Poplar Creek Trace
Nashville, TN 37221

The GRANTORS, **RAMONCITO S. PUGAO and wife, MYRNA M. PUGAO**, 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:

RAMONCITO S. PUGAO and MYRNA M. PUGAO, Trustees of the PUGAO REVOCABLE LIVING TRUST, dated December 11, 2017

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

Land in Davidson County, Tennessee being Lot No. 88, on the plan of Poplar Creek Estates, Phase II, of record in Book 6900, Pages 888 and 889, as amended in Book 7900, Pages 888 and 889, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to parties of the first part by Warranty Deed of record in Book 10141, Page 163, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to: all restrictions of record; all easements of record; all visible easements; all matters appearing on the plan of record; all applicable governmental and zoning regulations.

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 11th day of December, 2017, by the undersigned.

RAMONCITO S. PUGAO

MYRNA M. PUGAO

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, a Notary Public in and for said state and county, duly commissioned and qualified, personally appeared RAMONCITO S. PUGAO and MYRNA M. PUGAO 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 11th day of December, 2017.

NOTARY PUBLIC

My Commission Expires: _____

KATINA H. 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).