This Instrument Prepared By:
Legacy Law Group, PLLC
216 Centerview Drive
Suite 140
Brentwood, Tennessee 37027

*This instrument was prepared without the benefit of a formal title search, abstract or survey and was prepared with the description of the property as furnished by the parties. The preparer of this instrument assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property.*

This space intentionally left blank for recording purposes.

Bill Garrett Davidson County
Batch# 40611 DEEDWARR
12/21/2017 03:23:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20171221-0130300

| **New Owner:** | **Send Tax Bill:** | **Map/Parcel** |
|---|---|---|
| BENJAMIN S. HEAVRIN, Trustee<br>JILL L. HEAVRIN, Trustee<br>HEAVRIN REVOCABLE LIVING TRUST<br>dated December 20, 2017<br>2010 Sweetbriar Ave.<br>Nashville, TN 37212 | SAME | Map: 104-15-0<br>Parcel: 440.00 |

STATE OF TENNESSEE )
COUNTY OF WILLIAMSON )

The actual consideration for this transfer is NONE (0). (Exempt pursuant to T.C.A. 67-4-409[a][3][F]).

AFFIANT

Sworn to and subscribed before me this December 20, 2017.

Notary Public

My Commission Expires: _____

# WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of -0- Dollars, and other good and valuable consideration, we, BENJAMIN S. HEAVRIN and wife, JILL L. HEAVRIN, do hereby transfer and convey any and all interest owned by us in and to that certain real estate located in Davidson County, Tennessee, being more particularly described on **EXHIBIT A**, which is attached hereto and made a part hereof, to BENJAMIN S. HEAVRIN and JILL L. HEAVRIN, TRUSTEES of the HEAVRIN REVOCABLE LIVING TRUST, dated December 20, 2017, as tenants by the entireties.

This instrument of conveyance is governed by Section 35-15-510, Tennessee Code Annotated, which is intended to preserve the immunity from the claims of the separate creditors of one of us for property held by us as tenants by the entireties, despite its conveyance to our revocable trust.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their successors, heirs and assigns forever, we covenant we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it and that the same is

unencumbered.

We further covenant and bind ourselves, our heirs, and representatives to warrant and forever defend the title to said real estate to said Grantees, their successors, heirs and assigns against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

WITNESS OUR HANDS this December 20, 2017.

By: _____
BENJAMIN S. HEAVRIN

_____
JILL L. HEAVRIN

STATE OF TENNESSEE )
COUNTY OF WILLIAMSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named BENJAMIN S. HEAVRIN and JILL L. HEAVRIN, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Brentwood, Tennessee, this December 20 2017.

_____
NOTARY PUBLIC

My Commission Expires: _____

JEREMY P. WOODS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 5, 2021

## Exhibit A

## Property Description

Said property is described to wit:

> **BEING Lot Nos. 7 and 27-D on the Plan of the Re-subdivision of T.W. Crutcher & Company's Subdivision of the Hostettler Property of record in Book 843, page 71, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.**

Being the same property conveyed to Benjamin S. Heavrin and wife, Jill L. Heavrin, by Warranty Deed of record from Calvin Brad Tilford, unmarried, and Joe W. Woods, unmarried, in Instrument No. 2010-1028-0086153, Register's Office for Davidson County, Tennessee.

This Conveyance is subject to the following:

1. **Real estate taxes for the current year, which have been prorated between the parties herein and assumed by Grantees herein.**

2. **Matters, if any, shown on the Plan of Re-subdivision of T.W. Crutcher & Company's Subdivision of the Hostettler Property of record in Book 843, page 71, Register's Office for Davidson County, Tennessee.**

3. **Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.**

The foregoing legal description is the same as contained in the previously recorded deed

This is improved property known as 2010 Sweetbriar Ave., Nashville, TN 37212.

## Tennessee Certification of Electronic Document

I, James M. Adcox III, do hereby make oath that I am a licensed attorney and/or the
*Signer's Name*

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.

James M Adcox III
*Signature*

State of Tennessee

County of Davidson

Personally appeared before me, Lindsay Weiss Hinson, a notary public for this county and
*Notary's Name*

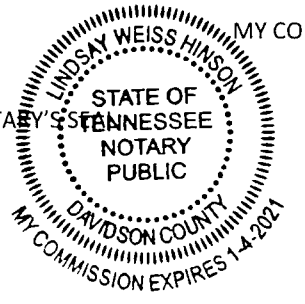
state, James M. Adcox III, who acknowledges that this certification of an electronic
*Signer's Name*

document is true and correct and whose signature I have witnessed.

Lindsay Weiss Hinson
*Notary Signature*

MY COMMISSION EXPIRES: 1/4/24

NOTARY'S STAMP:




(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).