This Instrument Prepared By:
KNIGHT LEGAL
7003 Chadwick Drive, Suite 321
Brentwood, TN 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.

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Bill Garrett Davidson County
Batch# 53944 DEEDWARR
02/01/2018 02:42:32 PM 3 pgs
Fees: $17.00 Taxes: $0.00

20180201-0010522

New Owner:	Send Tax Bill:	Map/Parcel
Dale Chaffin and Sherry Chaffin, Trustees of the Dale and Sherry Chaffin Living Trust dated November 15, 2017 3501 Hillcrest Drive Hays, KS 67601	Dale Chaffin and Sherry Chaffin 3501 Hillcrest Drive Hays, KS 67601	105-10-J-012.00 CO

STATE OF TN)
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

KAILYN N. WEISS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 07-27-2020

Sworn to and subscribed before me this 1st day of February, 2018.

Notary Public

My Commission Expires: 7/27/2020

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of -0- Dollars, and other good and valuable consideration, we, DALE CHAFFIN and SHERRY CHAFFIN, husband and wife, 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 DALE CHAFFIN and SHERRY CHAFFIN, TRUSTEES of the DALE AND SHERRY CHAFFIN LIVING TRUST, dated NOVEMBER 15, 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 HAND this 7th day of December, 2017.

By: Dale Chaffin
DALE CHAFFIN

Sherry Chaffin
SHERRY CHAFFIN

STATE OF KANSAS)
COUNTY OF ELLIS)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Dale Chaffin and Sherry Chaffin, 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 Hays, Ks, this 7th day of December, 2017.

NOTARY PUBLIC

NOTARY PUBLIC STATE OF KANSAS | ANDREW A. RUPP NOTARY PUBLIC STATE OF KANSAS My App. Exp. 03/25/2018

My Commission Expires: 03/25/2018

Exhibit A

Property Description

Said property is described to wit:

Land in Davidson County, Tennessee, being Unit Twelve (12) of The Nines at Wedgewood Townhomes, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for The Nines at Wedgewood Townhomes, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20150930-0099342, Register's Office for Davidson County, Tennessee to which reference is hereby made.

The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of The Nines at Wedgewood Townhomes, a Horizontal property Regime with Private Elements, contained in said Declaration, the plat filed at Exhibit "C" to said Declaration appearing in Instrument No. 20150930-0099342, and Bylaws appended thereto as Exhibit "B", said Register's Office, are incorporated herein by reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed to Dale Chaffin and wife, Sherry Chaffin, by Warranty Deed from Aspen Construction Investments, LLC, A Tennessee Limited Liability Company, dated November 20, 2015, recorded November 23, 2015 in Instrument Number 20151123-0118578, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all conditions easements; and all other matters of record in the Register's Office for Davidson County, Tennessee, including but not limited to (a) 2015 real property taxes have been prorated and assumed by the buyer; (b) all matters appearing on the plan of record in Instrument Number 20110627-0048884 said Register's Office and (c) Restrictions of record in Instrument Number 20150930-0099342, said Register's Office.

This is improved property known as 1815 Ridley Blvd., Unit 12, Nashville, TN 37203.