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.*

This space intentionally left blank for recording purposes.

Bill Garrett Davidson County
Batch# 53944 DEEDWARR
02/01/2018 02:42:32 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20180201-0010523

| 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<br>3501 Hillcrest Drive<br>Hays, KS 67601 | Dale Chaffin and Sherry Chaffin<br>3501 Hillcrest Drive<br>Hays, KS 67601 | 131-02-0D-010.00 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][E]).

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, Kansas, this 25 day of March, 2017.

NOTARY PUBLIC

My Commission Expires: 03/25/2018

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

**Exhibit A**

**Property Description**

Said property is described to wit:

**Land in Davidson County, Tennessee, being Lot No. 10 in Hillsboro Hall, Phase I, a Private Element Horizontal Property Regime (Being the Plan of The Village at Hillsboro), located at 4204 Hillsboro Pike, Davidson County, Tennessee, and described in a Declaration, of record in Book 11713, Page 350, and as shown in Plat Book 11700, Page 45, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.**

**Being the same property conveyed to Dale Chaffin and Sherry Chaffin, husband and wife, by deed from Michael D. Johnson, unmarried, of record in Instrument No. 20151123-0118566, dated November 20, 2015, said Register's Office.**

**The conveyance of the above-described parcel of lane is subject to the following:**

1. **The current year's property taxes have been prorated and paid or are assumed by Grantees; Subsequent taxes are assumed by the Grantees, including rollback taxes, if any.**
2. **Easements, setback lines, and all other matters as set forth on the above plan of record.**
3. **Any zoning, easements, covenants, conditions, restrictions, and other matters of record as may affect the premises.**

**This is improved property known as 4204 Hillsboro Pike, Unit 110, Nashville, TN 37215.**