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

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*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.*

Bill Garrett Davidson County
Batch# 60111 DEEDWARR
02/20/2018 09:15:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20180220-0015625

| **New Owner:** | **Send Tax Bill:** | **Map/Parcel** |
|---|---|---|
| CHRISTOPHER D. LIND, Trustee<br>MELISSA K. LIND, Trustee<br>LIND REVOCABLE LIVING TRUST<br>dated January 18, 2018<br>6134 Fire Tower Road<br>Nashville, Tennessee 37221 | SAME | 11300014200 |

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 February 15, 2018.

Notary Public

My Commission Expires

LINDSAY WEISS HINSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-4-2021

# WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of -0- Dollars, and other good and valuable consideration, we, CHRISTOPHER D. LIND and MELISSA K. LIND, a married couple, 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 CHRISTOPHER D. LIND and MELISSA K. LIND, TRUSTEES of the LIND REVOCABLE LIVING TRUST, dated January 18, 2018, 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 February 15, 2018.

By: _____
CHRISTOPHER D. LIND

_____
MELISSA K. LIND

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 CHRISTOPHER D. LIND and MELISSA K. LIND, 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 February 15, 2018.

_____
NOTARY PUBLIC

My Commission Expires: _____

LINDSAY WEISS HINSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-4-2021

## Exhibit A

## Property Description

Said property is described to wit:

> **Land in Davidson County, Tennessee, being Lot No. 7, on the Plan of Quail Creek Estates, as shown on plat of record in Plat Book 5200, Page 3, 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 CHRISTOPHER D. LIND and MELISSA K. LIND, a married couple, by Warranty Deed of record from HUEY L. HOLDEN, as to an undivided fifty percent (50%) interest and DIANNE HOLDEN OSBORNE, as to an undivided fifty percent (50%) interest, in Instrument 20140523-0044767, Register's Office for Davidson County, Tennessee.

**This conveyance is made subject to the following encumbrances (collectively, the "Permitted Title Exceptions"):**

1. **Taxes for the year 2014 a lien, not yet due and payable.**

2. **Any encroachment, encumbrance, violation, variation, or adverse circumstances affecting the Title that would be disclosed by an accurate and complete land survey of the Land.**

3. **Easements or claims of easements not shown by the Public Records.**

4. **Subject to all matters shown on the Plan of record in Plat Book 5200, Page 3, Register's Office for Davidson County, Tennessee.**

5. **Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 5222, Page 2245, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.**

6. **Subject property is benefited by a 12 foot driveway easement across Lot 8, on the Plan of Quail Creek Estates.**

The legal description is taken from prior deed of record.

This is improved property known as 8038 Quail Creek Road, Nashville, Tennessee 37221.

## 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:

LINDSAY WEISS HINSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-4-2021

(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).