THIS INSTRUMENT PREPARED BY:
Paul C. Hayes
Howard Mobley Hayes & Gontarek, PLLC
2319 Crestmoor Road
Nashville, Tennessee 37215
(615) 627-4444

Bill Garrett Davidson County
Batch# 62731 DEEDWARR
02/27/2018 11:51:29 AM 3 pgs
Fees: $17.00 Taxes: $0.00

20180227-0018339

WARRANTY DEED

Consideration Certificate

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $0. Pursuant to Tenn. Code Ann. § 67-4-409(a)(3)(F), the transfer of the property described herein is exempt from the Tennessee Realty Transfer tax.

HOWARD KIRSHNER, as Trustee, Affiant

Subscribed and sworn to before me,
this 21st day of February, 2018.

Notary Public
My Commission Expires: 5/3/2021

PAUL C. HAYES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 3, 2021

Address of New Owner:	Send Tax Bills to:	Map-Parcel Number:
Howard Kirshner, Trustee of the Howard Kirshner Revocable Trust u/a dated December 24, 2014	Howard Kirshner, Trustee of the Howard Kirshner Revocable Trust u/a dated December 24, 2014	Map: 129-04
6421 East Valley Court	6421 East Valley Court	Parcel: 090
Nashville, TN 37205	Nashville, TN 37205	FB #08DZ-75938

FOR AND IN CONSIDERATION of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and for other good and valuable consideration, the receipt and sufficiency of which is acknowledged, we, **HOWARD L. KIRSHNER, and wife, LESLIE L. KIRSHNER,** (collectively, the "Grantor"), have bargained and sold, and by these presents do transfer and convey, unto **Howard Kirshner, as Trustee of the HOWARD KIRSHNER REVOCABLE TRUST u/a dated December 24, 2014**, its successors and assigns (the "Grantee"), our entire undivided interest in certain real property located in Davidson County, Tennessee, being more particularly described as follows:

LAND in Davidson County, Tennessee being Lot No. 6 on the Plan of West Meade Ridge, Section II, as of record in Book 4460, Page 7, Register's Office for Davidson County, Tennessee, described as follows:

BEGINNING at a point in the northeast corner of said lot, said point being a common corner with Lot No. 7, West Meade Farms, Inc., as of record in Book 1424, Page 47, said Register's Office, owned by Gertrude A. Jordan; thence, South 32 degrees 42 minutes West a distance of 165.20 feet to a point; thence, South 23 degrees 57 minutes West, a distance of 142.30 feet to a point; thence, North 87 degrees 56 minutes West, a distance of 250.85 feet to a point in the East margin of East Valley Court; thence, along a curve to the left, radius of 50.0 feet, a distance of 65.0 feet to a point; thence, North 17 degrees 35 minutes East, a distance of 282.71 feet to a point; thence, South 80 degrees 22 minutes East, a distance of 352.2 feet to the point of BEGINNING.

Being the same property conveyed to Howard L. Kirshner, and wife, Leslie L. Kirshner, by Warranty Deed dated July 31, 1998 and recorded in Book 11047, Page 888 in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to restrictive covenants of record in Book 4492, Page 949, as amended in Book 6863, Page 406, said Register's Office, and easements and setback lines as set forth on the above plan of record.

This is improved property known as 6421 East Valley Court, Nashville, TN 37205.

TO HAVE AND TO HOLD said tract of land, with the appurtenances, estate, title, and interest thereto belonging to said Grantee, its successors and assigns, forever; and Grantor does covenant with Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out. Grantor does further covenant and bind themselves, their successors and representatives, to warrant and forever defend the title to said land to Grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

This deed was prepared without the benefit of a title search and uses the legal description for the property herein conveyed as reflected in the deed of conveyance to the Grantor. The property is conveyed subject to such limitations, restrictions, easements and encumbrances as may affect the subject property.

This transfer is made pursuant to the provisions of Tenn. Code Ann. § 35-15-510, which provides in part that any property conveyed by spouses who held such property as tenants by the entirety, such as the Grantor, to any revocable trust(s), such as the Grantee, shall have the same immunity from the claims of their respective creditors as if such property had continued to be held by the Grantor as tenants by the entirety.

WITNESS my hand this 21st day of February, 2018.

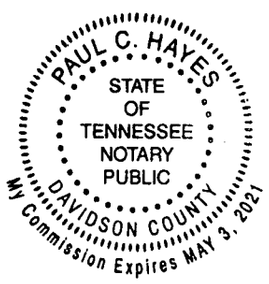
HOWARD L. KIRSHNER

LESLIE L. KIRSHNER

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **HOWARD L. KIRSHNER**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, under oath, swore and acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal on this 21st day of February, 2018.



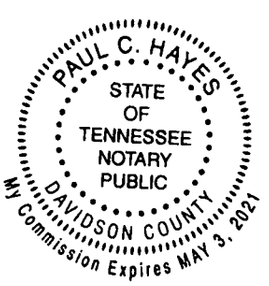
Paul C. Hayes
Notary Public

My Commission Expires: 5/3/2021

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **LESLIE L. KIRSHNER**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, under oath, swore and acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal on this 21st day of February, 2018.



Paul C. Hayes
Notary Public

My Commission Expires: 5/3/2021