Bill Garrett Davidson County
Batch# 68018 DEEDWARR
03/13/2018 09:11:42 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20180313-0023428

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

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.

ASHLEY CLEMENTS MACLACHLAN, as Trustee,
Affiant

REBECCA A ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Subscribed and sworn to before me,
this 7th day of March, 2018.

Rebecca Anderson
Notary Public
My Commission Expires: 3-17-20

Address of New Owner:
Ashley Clements MacLachlan,
Trustee of the Ashley
Clements MacLachlan
Revocable Trust u/a dated
February 27, 2018
2515 Essex Place
Nashville, TN 37212

Send Tax Bills to:
Franklin Synergy Bank
722 Columbia Avenue
Franklin, TN 37064

Map-Parcel Number:
104-11-0-276.00

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, I, **ASHLEY MACLACHLAN,** (the "Grantor"), have bargained and sold, and by these presents do transfer and convey, unto **ASHLEY CLEMENTS MACLACHLAN, as Trustee of the ASHLEY CLEMENTS MACLACHLAN REVOCABLE TRUST under agreement dated February 27, 2018**, its successors and assigns (the "Grantee"), my 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. 116 on the Plan of Bransford Realty Company's Subdivision of the Edgar Jones Home Place of record in Plat Book

421, Page 7, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 116 fronts 60 feet on the Southerly side of Essex Avenue and runs back between parallel 165 feet to an ally.

Being the same property conveyed to Ashley MacLachlan, by Warranty Deed dated December 21, 2016 and recorded as Instrument Number 20161228-0136346 in the Register's Office for Davidson County, Tennessee.

This is improved property known as 2515 Essex Place, Nashville, TN 37212.

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 herself, her 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.

WITNESS my hand this 7th day of March, 2018.

ASHLEY MACLACHLAN

REBECCA A ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **ASHLEY MACLACHLAN**, 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 7th day of March, 2018.

Rebecca Anderson
Notary Public

My Commission Expires: 3-17-20