Bill Garrett Davidson County
Batch# 72283 DEEDWARR
03/22/2018 10:40:59 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20180322-0027072

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.

Jeremy Anthony Oliver, as Trustee, Affiant

Subscribed and sworn to before me,
this 20th day of March, 2018.

Shelli Dimarco
Notary Public
My Commission Expires: May 3, 2021

SHELLI DIMARCO
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES: MAY 03, 2021

Address of New Owner:	Send Tax Bills to:	Map-Parcel Number:
Jeremy Anthony Oliver and Ann Ripley Oliver, Co-Trustees of the Jeremy and Ann Oliver Revocable Trust u/a dtd. December 28, 2017 4404 Charleston Place Circle Nashville, TN 37215	Franklin Synergy Bank 722 Columbia Avenue Franklin, TN 37064	130080B00600CO

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, **JEREMY A. OLIVER** and wife, **ANN R. OLIVER** (collectively, the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto **JEREMY ANTHONY OLIVER and ANN RIPLEY OLIVER, as Co-Trustees of the JEREMY AND ANN OLIVER REVOCABLE TRUST under agreement dated December 28, 2017** (the "Grantee"), its successors and assigns, all of the Grantor's right, title, and interest in and to a certain tract of real property located in Davidson County, Tennessee, being more particularly described as follows:

A certain condominium located in Davidson County, Tennessee, being Unit No. 12, as depicted on the Condominium site Plan of Charleston Place, Lot No's 1 & 2, as of record in Book 5200, Page 593, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing of record in Book 5965, Page 880, as amended in Book 6071, Page 499 and made applicable by Supplemental Declaration of record in Book 6122, Page 319, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; together with a percentage interest in the common elements as set forth in the Master Deed.

Being the same property conveyed to Jeremy A. Oliver and wife, Ann R. Oliver, by Warranty Deed dated June 26, 2015 from Thomas H. Holter, unmarried, of record as Instrument No. 20150629-0061942, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters shown on the Plan of record in Plat Book 5200, Page 593, Register's Office for Davidson County, Tennessee, Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel, Subject to rights of others in and to the common areas and/or elements, the terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Master Deed for Charleston Place Condominium, of record in Book 5965, Page 880, as Amended in Book 6071, Page 499, and Supplemented in Book 6122, Page 319, Register's Office for Davidson County, Tennessee, and a lien for taxes for the current year, which have been prorated and assumed by Grantee.

This is improved property commonly known as 4404 Charleston Place Circle, Nashville, Tennessee 37215.

TO HAVE AND TO HOLD the said property, 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 the said property in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise disclosed to the Grantee. Grantor does further covenant and bind themselves, their successors and representatives, to warrant and forever defend the title to the said property 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.

SIGNED this the 20th day of March, 2018.

JEREMY A. OLIVER

ANN R. OLIVER

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JEREMY A. OLIVER** and **ANN R. OLIVER**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal on this 20th day of march 2018.

SHELLI DIMARCO
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES: MAY 03, 2021

Shelli Dimarco
Notary Public

My Commission Expires: May 3, 2021