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# 77301 DEEDQC
04/09/2018 10:53:43 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20180409-0033156

New Owner:	Send Tax Bill:	Map/Parcel
Thomas S. Lea and Gail L. Lea Trustees, of the Lea Living Trust dated March 19, 2018 906 Tower Place Nashville, TN 37204	PHH Mortgage Services P.O. Box 5452 Laurel, N.J. 08054	132-5-025

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]).

Thomas S. Lea
AFFIANT

RYAN KNIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR 8, 2021

Sworn to and subscribed before me this 19th day of March, 2018.

Notary Public

My Commission Expires: 3/8/2021

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of -0- Dollars, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, **GAIL L. DILLARD (LEA)** and **THOMAS S. LEA**, by these present do hereby quitclaim and convey unto **THOMAS S. LEA and GAIL L. LEA, TRUSTEES of the LEA LIVING TRUST dated MARCH 19, 2018**, as tenants by the entireties, its heirs and assigns, all my right, title and interest in and to the following described tract or parcel of land in [redacted] County, Tennessee:
Davidson

Land in Davidson County, Tennessee, being Lot no. 8 on the Map of Glendale Park, Section 2, of record in Book 1130, page 61, in the Register's Office for Davidson County, Tennessee, to which reference is made for a more complete and accurate description.

Being the same property conveyed to Gail L. Dillard and Thomas S. Lea, both unmarried persons, by Deed from Thomas S. Lea, of record in record number 20100830-0068713, in the Register's Office for Davidson County, Tennessee.

This is improved property known as 906 Tower Place, Nashville, TN 37204.

This Conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

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.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

WITNESS OUR HAND this 19th day of March, 2018.

By: Gail L Dillard
GAIL L. DILLARD

Thomas S. Lea
THOMAS S. LEA

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 Gail L. Dillard and Thomas S. Lea, 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 in Franklin, Tennessee, this 19th day of March, 2018.

Ryan Knight
NOTARY PUBLIC

My Commission Expires: 3/8/2021

RYAN KNIGHT
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR 8, 2021