This Instrument Prepared By:
DAN PERRY
FIDELIS LAW, PLLC
216 Centerview Drive, Suite 317
Brentwood, TN 37027

This deed was prepared without the benefit of a title search and the description of the property was furnished by the parties. The preparer of this deed assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property.

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Bill Garrett Davidson County
Batch# 111266 DEEDQC
07/02/2018 09:12:18 AM 3 pgs
Fees: $17.00 Taxes: $0.00

20180702-0063606

Address New Owner:	***Send Tax Bills To:***	***Tax Map-Parcel***
MICHAEL WAYNE VANGALDER AND KAREN FAYE VANGALDER, TRUSTEES MICHAEL WAYNE VANGALDER AND KAREN FAYE VANGALDER LIVING TRUST 704 Wyntree North Hermitage, TN 37076	SAME	075 16 0A 057.00

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual consideration for this transfer is NONE (0). (Exempt pursuant to T.C.A.§67-4-409(4)).

MICHAEL VAN GALDER

Sworn to and subscribed before me this 25th day of June, 2018.

Notary Public

My Commission Expires:

ASHLEY B. LAWSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 12-18-2020

QUITCLAIM DEED

FOR AND IN GOOD AND VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged, we, MICHAEL VAN GALDER and wife, KAREN F. VAN GALDER, have this date bargained and sold, and do hereby release, quitclaim, transfer and convey unto MICHAEL WAYNE VANGALDER AND KAREN FAYE VANGALDER, TRUSTEES OF THE MICHAEL WAYNE VANGALDER AND KAREN FAYE VANGALDER LIVING TRUST, dated June 25, 2018, and any amendments thereto, all of our right, title and interest in certain Real Estate in Davidson County, Tennessee, being more particularly described as follows:

LEGAL DESCRIPTION ATTACHED AS "EXHIBIT A"

Being the same property conveyed to Michael Van Galder and wife, Karen F. Van Galder, by warranty deed from Kevin R. Powell and wife, Tracy L. Powell, recorded in Deed Instrument 20051006-0120695 in the Register's Office in Davidson County, Tennessee.

Any and all further limitations, restrictions, easements, rights-of-way and encumbrances that may affect the premises.

This is improved property known as: 704 Wyntree North, Hermitage, TN 37076.

WITNESS OUR HANDS this 25th day of June 2018.

MICHAEL VAN GALDER

KAREN F. VAN GALDER

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 MICHAEL VAN GALDER AND KAREN F. VAN GALDER, with whom I am personally acquainted, who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Brentwood, Tennessee, this 25th day of June, 2018.

NOTARY PUBLIC

My Commission Expires:

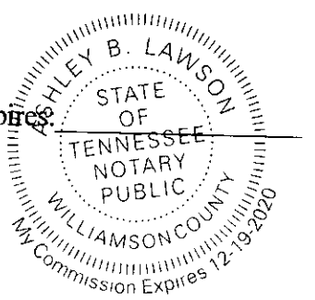


EXHIBIT A

BEING Lot No. 36, on the Plan of Phase 2-A, Walden Woods, of record in Instrument 20000512-0048112, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Kevin R. Powell and wife, Tracy L. Powell by deed from Barry Boston, unmarried, of record in Instrument 20040701-0078317, and re-recorded in Instrument 20040723-0088081, said Register's Office.

This conveyance is subject to Restrictions and By-Laws of record in Book 11244, Page 105, and Book 11244, Page 120, said Register's Office.

This conveyance is made subject to: (1) 2005 taxes, which have been prorated and paid by the Grantors; (2) All matters appearing on the Plan of record in Instrument 20000512-0048112, said Register's Office; (3) Storm Water Detention Agreement of record in Book 11258, Page 790, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.