THIS INSTRUMENT PREPARED BY:

Bradley T. Bald, Esq.
The Row Title & Escrow, LLC
20 Music Square West, Suite 200
Nashville, TN 37203

STATE OF Davidson)
COUNTY OF TN)

The actual consideration or value, whichever is greater, for this transfer is: $408,000.00

Amy Dieterle
Affiant

RENNA ANN WALTERS STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY

Subscribed and sworn to before me, this 30 day of July, 2018.

Notary Public
My Commission Expires: 8.17.19

Bill Garrett Davidson County
Batch# 123957 DEEDWARR
08/02/2018 09:49:04 AM 2 pgs
Fees: $13.00 Taxes: $1,509.60
20180802-0075633

WARRANTY DEED

Address New Owner:	Send Tax Bills to:	Tax Information:
Dale R. Liszka and Kelli Liszka 3208 Knobview Drive Nashville, TN 37214	New Owner	Tax Parcel ID No. 084-12-0-148.00

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **DEBRA L. PILMER, TRUSTEE OF THE DEBRA L. PILMER REVOCABLE LIVING TRUST DATED JUNE 15, 2017,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **DALE R. LISZKA AND KELLI LISZKA, HUSBAND AND WIFE,** ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 52, on the Plan of Nob Hill, of record in Book 2663, page 31 in the Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to ROBERT J. PILMER AND DEBRA L. PILMER, HUSBAND AND WIFE, by deed from MICHAEL J. MCRAE AND WIFE, KAREN MCRAE, of record as Instrument No. 20090522-0047383, dated May 19, 2009, said Register's Office. ROBERT J. PILMER died on or about February 4, 2017, leaving DEBRA L. PILMER as the surviving tenant by the entirety.

DEBRA L. PILMER has conveyed said property to DEBRA L. PILMER, TRUSTEE, DEBRA L. PILMER REVOCABLE LIVING TRUST DATED JUNE 15, 2017, by Quitclaim Deed of record as Instrument No. 20170626-0063762, dated June 15, 2017, said Register's Office.

This is improved property commonly known as: **3208 Knobview Drive, Nashville, TN 37214**

This conveyance is subject to all zoning and setback requirements, all general utility, sewer, drainage and any other easements and restrictions of record, the lien for property taxes that are not delinquent, any and all subdivision or condominium declarations, covenants, and restrictions of record, and any matters shown on any applicable plat.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their successors, heirs and assigns, forever.

And Grantor covenants that she has lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds herself, her successors, heirs and assigns

to warrant and forever defend the title to said real estate to Grantees, their successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 30th day of July 2018.

THE DEBRA L. PILMER REVOCABLE LIVING TRUST

Debra L Pilmer Trustee
DEBRA L. PILMER, TRUSTEE

STATE OF Tennessee)
)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **DEBRA L. PILMER**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged such person to be the Trustee of **THE DEBRA L. PILMER REVOCABLE LIVING TRUST**, and that she as such Trustee, executed the foregoing instrument for the purpose therein contained, by signing the name of the Trust as its Trustee.

Witness my hand and seal, this 30th day of July, 2018.

B T. R

Notary Public
My commission expires: 11/3/2020

