Bill Garrett Davidson County
Batch# 129069 DEEDWARR
08/15/2018 09:11:32 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20180815-0080509

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.

Jason Jodway, as Trustee, Affiant

Subscribed and sworn to before me,
this 9th day of August, 2018.

LISA D. HILL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 3, 2021

Notary Public
My Commission Expires: 5-3-20

Address of New Owner:	Send Tax Bills to:	Map-Parcel Number:
Jason Jodway and Melissa Jodway, Co-Trustees of the Jason and Melissa Jodway Revocable Trust u/a dtd. August 9, 2018 4017 Sunnybrook Drive Nashville, TN 37205	Jason Jodway and Melissa Jodway, Co-Trustees of the Jason and Melissa Jodway Revocable Trust u/a dtd. August 9, 2018 4017 Sunnybrook Drive Nashville, TN 37205	131-01-0D-030.00-CO

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, **JASON JODWAY** and **MELISSA JODWAY**, husband and wife (collectively, the "Grantor"), have bargained and sold, and by these presents do hereby transfer and convey unto **JASON JODWAY and MELISSA JODWAY, as Co-Trustees of the JASON AND MELISSA JODWAY REVOCABLE TRUST under agreement dated August 9, 2018** (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:

Land in Davidson County, Tennessee, being Unit No. 30, on the Plan of Georgetown Condominium Apartments, a Condominium, of record in Book 5200, Page 4, Register's Office for Davidson County, Tennessee, together with an undivided .519 percent interest in the common elements of 5025 Hillsboro Homeowners' Association, as established by a Master Deed for Hillsboro Homeowners' Association of record in Book 5211, Page 325, amended in Book 5616, Page 133 and Book 6079, Page 516, Register's Office for Davidson County, Tennessee. Said unit is also known as Apartment 5-E.

Being the same property conveyed to Jason Jodway and Melissa Jodway, husband and wife, by Warranty Deed dated October 31, 2017 from Elizabeth M. Beasley McCracken of record as Instrument No. 20171101-0112239, Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. All matters shown on the Plan of record in Plat Book 5200, Page 4, Register's Office for Davidson County, Tennessee.

2. The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., if the Tennessee Code Annotated, and is subject to the provisions and requirements thereof and is subject to the By-Laws for the administration thereof, also subject to the 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 thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Georgetown Apartments of record in Book 5211, Page 325, amended in Book 5616, Page 133 and Book 6079, Page 516, Register's Office for Davidson County, Tennessee.

3. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4308, Page 575, in the Register's Office for Davidson County, Tennessee. (Only affects the common areas and not the individual units.)

4. Easement granted to Metropolitan Government of Nashville and Davidson County of record in Book 7873, Page 859, in the Register's Office for Davidson County, Tennessee.

5. Deed of Conveyance for sanitary sewer to the Metropolitan Government of Nashville and Davidson County of record in Book 4308, Page 650, in the Register's Office for Davidson County, Tennessee.

6. Grant of Easement of record in Instrument Number 20110620-0047283 and Instrument No. 20150505-0040558, in the Register's Office for Davidson County, Tennessee.

7. Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.

8. Rights of others in and to the common areas and/or elements.

9. Any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

This is improved property commonly known as 5025 Hillsboro Pike 5E, Nashville, Tennessee 37215.

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 disclosed to the Grantee. Grantor does further covenant and bind themselves, their 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.

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 9th day of August, 2018.

JASON JODWAY

MELISSA JODWAY

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JASON JODWAY** and **MELISSA JODWAY**, 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 9th day of August, 2018.

LISA D. HILL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAY 2021

Notary Public

My Commission Expires: 5-3-2021