Bill Garrett Davidson County
Batch# 129190 DEEDWARR
08/15/2018 11:39:53 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20180815-0080768

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.

Notary Public
My Commission Expires: 5-3-2021

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

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	Map 130-03-0 Parcel 125-00

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 BROWN JODWAY**, husband and wife (collectively, the "Grantor"), have bargained and sold, and by these presents do 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 Lot No. 2 on the Final Plat of Royal Oaks-Veever's Addition Lot 8, Revision 2, of record in Instrument No. 20130722-0075235, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description thereof.

Being the same property conveyed to Jason Jodway and Melissa Brown Jodway, husband and wife, by Warranty Deed dated July 16, 2015 from Carbine and Associates, LLC, a Tennessee limited liability company, of record as Instrument No. 20150720-0070468, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:

(1) The Plan of record in Instrument No. 20130722-0075235, said Register's Office, shows an Owner's Certificate and is subject to all matters as set forth therein.

(2) Easement for Sanitary Sewer and/or Storm Drainage of record in Book 4145, page 439, Register's Office for Davidson County, Tennessee.

This is improved property commonly known as 4017 Sunnybrook Drive, Nashville, Tennessee 37205.

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 3, 2021

Lisa D. Hill
Notary Public

My Commission Expires: 5-3-2021