THIS INSTRUMENT PREPARED BY:
Paul C. Hayes
Howard Mobley Hayes & Gontarek, PLLC
2319 Crestmoor Road
Nashville, Tennessee 37215
(615) 627-4444

Bill Garrett Davidson County
Batch# 131996 DEEDWARR
08/22/2018 11:30:19 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20180822-0083295

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.

Richard Michael Wolfson, as Trustee, Affiant

Subscribed and sworn to before me,
this 16th 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: 5-3-2021

Address of New Owner:	Send Tax Bills to:	Map-Parcel Number:
Richard Michael Wolfson and Lou Anne Corey Wolfson, Co-Trustees of the Richard and Lou Anne Wolfson Revocable Trust u/a dtd. August 16, 2018 4012 Copeland Drive Nashville, TN 37215	Richard Michael Wolfson and Lou Anne Corey Wolfson, Co-Trustees of the Richard and Lou Anne Wolfson Revocable Trust u/a dtd. August 16, 2018 4012 Copeland Drive Nashville, TN 37215	116-16-51

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, **RICHARD M. WOLFSON** and wife, **LOU ANNE C. WOLFSON** (collectively, the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto **RICHARD MICHAEL WOLFSON and LOU ANNE COREY WOLFSON, as Co-Trustees of the RICHARD AND LOU ANNE WOLFSON REVOCABLE TRUST under agreement dated August 16, 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:

Being Lot No. 41 on the Plan of Evergreen Heights, Part Two, as of record in Book 1835,

Page 19, Register's Office for Davidson County, Tennessee.

Said Lot No. 41 fronts 100 feet on the easterly side of Copeland Drive, and extends back 225.1 feet on the northerly line and 231.7 feet on the southerly line, to a dead line in the rear on which it measures 127 feet.

Being the same property conveyed to Richard M. Wolfson and wife, Lou Anne C. Wolfson, by Warranty Deed dated October 12, 2000 from Loyd Binford Bell and wife, Pamela Hyde Bell, of record as Instrument No. 20001016-0102390, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the Deed of Trust of record as Instrument Number 20111229-0101684, Register's Office for Davidson County, Tennessee, securing a certain promissory note from the Grantors to Ally Bank.

This is improved property commonly known as 4012 Copeland Drive, 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 16th day of August, 2018.

RICHARD M. WOLFSON

LOU ANNE C. WOLFSON

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **RICHARD M. WOLFSON** and **LOU ANNE C. WOLFSON**, 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 16th 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