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

This instrument was prepared without the benefit of a formal title search, abstract or survey and was prepared with the description of the property as furnished by the parties. The preparer of this instrument assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property.

This space intentionally left blank for recording purposes.

Karen Y Johnson Davidson County
Batch# 140371 DEEDWARR
09/13/2018 08:28:40 AM 3 pgs
Fees: $17.00 Taxes: $0.00

20180913-0090716

New Owner:	**Send Tax Bill:**	**Map/Parcel**
WINDON RYAN SUGGS, Trustee CYNTHIA LYNNE REEDER-SUGGS, Trustee SUGGS REVOCABLE TRUST dated July 17, 2018 201 Graves Road Goodlettsville, Tennessee 37072-1511	Same	081-16-154 081-16-194

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual consideration for this transfer is NONE (0). (Exempt pursuant to T.C.A. § 67-4-409[a][3][F]).

WINDON RYAN SUGGS

ROBERT M. PAUTIENUS III
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 12-19-2020

Sworn to and subscribed before me this SEPT 6, 2018.

Notary Public

My Commission Expires:

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of -0- Dollars, and other good and valuable consideration, we, WINDON SUGGS and wife, CYNTHIA LYNNE REEDER-SUGGS, do hereby transfer and convey any and all interest owned by us in and to that certain real estate located in Davidson County, Tennessee, being more particularly described on **EXHIBIT A**, which is attached hereto and made a part hereof, to WINDON RYAN SUGGS and CYNTHIA LYNNE REEDER-SUGGS, TRUSTEES of the SUGGS REVOCABLE TRUST, dated July 17, 2018, and any amendments thereto, as tenants by the entireties.

This instrument of conveyance is governed by Section 35-15-510, Tennessee Code Annotated, which is intended to preserve the immunity from the claims of the separate creditors of one of us for property held by us as tenants by the entireties, despite its conveyance to our revocable trust.

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

seized and possessed of said real estate in fee simple, have a good right to convey it and that the same is unencumbered.

We further covenant and bind ourselves, our heirs, and representatives to warrant and forever defend the title to said real estate to said Grantees, their successors, heirs and assigns against the lawful claims of all persons.

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

WITNESS OUR HANDS this 9/6, 2018.

By: Windon Suggs
WINDON SUGGS

Cynthia Lynne Reeder-Suggs
CYNTHIA LYNNE REEDER-SUGGS

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 WINDON SUGGS and CYNTHIA LYNNE REEDER-SUGGS, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at BRENTWOOD, Tennessee, this SEPT 6, 2018.

NOTARY PUBLIC
My Commission Expires: _____

ROBERT M. PAUTIENUS III
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY
My Commission Expires 12-19-2020

Exhibit A

Property Description

Said property is described to wit:

Parcel No. 1: Land in Davidson County, Tennessee, being Lot No. 7 on the Plan of Wilhoite-Young Commercial Subdivision of record in Book 5200, Page 198, Register's Office for Davidson County, Tennessee. Reference is made to Plan for a more complete description.

Parcel No. 2: Land in Davidson County, Tennessee, being Lot No. 6 on the Plan of Wilhoite-Young Commercial Subdivision of record in Book 5200, Page 198, Register's Office for Davidson County, Tennessee.

Beginning at a point in the easterly margin of Graves Avenue at the common corner of Lots 6 and 7; thence with the line between said two Lots, North 88 deg. 01' 03" East 202.90 feet to an iron pin; thence northerly 124.32 feet to a point in the southerly margin of Payne Street; thence with the southerly margin of Payne Street, westerly 195.33 feet to the beginning of a curve; thence around said curve which has a radius of 25.0 feet southwesterly 41.11 feet to the easterly margin of Graves Avenue; thence with the easterly margin of Graves Avenue southerly 70.59 feet to the point of beginning.

Being the same property conveyed to WINDON SUGGS and wife, CYNTHIA LYNNE REEDER-SUGGS, from James O. Lee, Sr, and James O. Lee, Jr., Partners of JL PROPERTIES, a Tennessee Partnership, by Warranty Deed of record, in Instrument 20130618-0061955, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

The foregoing legal description is the same as contained in the prior deed of record.

This is improved property known as 201 & 203 Graves Road, Goodlettsville, TN 37072.