Karen Y Johnson Davidson County
Batch# 141856 DEEDWARR
09/17/2018 01:08:38 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20180917-0092000

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.

Gary Stephen Bale

Gary Stephen Bale, as Trustee, Affiant

Subscribed and sworn to before me,
this 12th day of September, 2018.

Lisa D Hill

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:
Gary Stephen Bale and Patricia Rogers Bale, Co-Trustees of the Stephen and Patricia Bale Revocable Trust u/a dtd. September 4, 2018 922 Bowring Park Nashville, TN 37215	Gary Stephen Bale and Patricia Rogers Bale, Co-Trustees of the Stephen and Patricia Bale Revocable Trust u/a dtd. September 4, 2018 922 Bowring Park Nashville, TN 37215	117130B16000CO

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, **GARY STEPHEN BALE** and wife, **PATRICIA ROGERS BALE** (collectively, the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto **GARY STEPHEN BALE and PATRICIA ROGERS BALE, as Co-Trustees of the STEPHEN AND PATRICIA BALE REVOCABLE TRUST under agreement dated September 4, 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. 1024 on the Plan of Abbottsford Phase 2 of record in Instrument No. 20010502-0044874, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Gary Stephen Bale and wife, Patricia Rogers Bale, by Warranty Deed dated May 19, 2017 from Robert Weld Harding and Allison Weld Harding Reichenbach, not married to each other, of record as Instrument No. 20170522-0050403, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: Taxes for 2018, and subsequent years; The Plan, with Owner's Certificate, of record in Instrument No. 20010502-0044874, said Register's Office, which Plan shows a minimum building setback line and easement to which Plan reference is hereby made for a more complete description. The Declaration of Covenants, Conditions and Restrictions of record in Book 6537, page 303, Book 8106, page 1, Book 8627, page 254, Book 9381, page 876, Book 10458, page 810, Instrument No. 20010330-0030930, Instrument No. 20010502-0045152, Instrument No. 20010514-0049648, Instrument No. 20131218-0127949, Instrument No. 20150511-0042928, Instrument No. 20131218-0127945, Instrument No. 20140307-0019563, Instrument No. 20131218-0127946, Instrument No. 20160523-0051264, Instrument No. 20160523-0051265, Instrument No. 20140408-0029142, Instrument No. 20160523-0051266, Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is improved property commonly known as 922 Bowring Park, 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 12th day of September, 2018.

Gary Stephen Bale

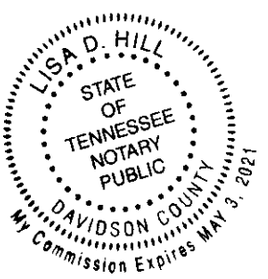
GARY STEPHEN BALE

Patricia Rogers Bale
PATRICIA ROGERS BALE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **GARY STEPHEN BALE** and **PATRICIA ROGERS BALE**, 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 12th day of September, 2018.



Lisa D. Hill
Notary Public
My Commission Expires: 5-3-2021