Karen Y Johnson Davidson County
Batch# 153260 DEEDWARR
10/22/2018 03:15:44 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20181022-0104682

This Instrument prepared by:
D. Jefferson Herring, Attorney
Washington Square, Suite 415
222 Second Avenue North
Nashville, TN 37201

WARRANTY DEED

Grantors: **Steven R. Chandler and wife, Debra H. Chandler.**

Grantee: **Debra H. Chandler, Trustee of Debra Chandler Lifetime Trust, established September 25, 2018.**

County: **Davidson, Tennessee.**

Name and Address of New Owner:	**Send Tax Bills To: Same**
Debra H. Chandler, Trustee **31 Abingdon Court** **Brentwood, TN 37027**	**Map and Parcel No. (s):** Parcel No. 1: **119060A00200CO** Parcel No. 2: **119060A00100CO** Parcel No. 3: **149020A03200CO** Parcel No. 4: **04301017900** Parcel No. 5: **15003013000**

AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The undersigned hereby states that this Warranty Deed conveys property to a revocable living trust and pursuant to T.C.A. § 67-4-409(a)(3)(F) this conveyance is exempt from transfer tax.

Debra H. Chandler
Trustee of Debra H. Chandler Lifetime Trust
Affiant

Subscribed and sworn to before me, this 25th day of September, 2018.

Notary Public
My commission Expires March 10, 2019.

D. JEFFERSON HERRING STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

affix seal here

RECITALS:

WHEREAS, on September 25, 2018, Debra H. Chandler established by declaration the Debra H. Chandler Lifetime Trust, which is a revocable living trust;

WHEREAS, Debra H. Chandler is appointed trustee of such trust (the "Trustee") and

WHEREAS, Steven R. Chandler and Debra H. Chandler together own the parcels of property described in the attached Exhibit A (collectively, "the Property"); and intend to convey the Property to the Trustee.

NOW, THEREFORE, IN CONSIDERATION of the premises, and for ten dollars ($10.00) cash in hand paid and for other good and valuable consideration, the receipt of which is hereby acknowledged, **Steven R. Chandler and wife, Debra H. Chandler** ("the Grantors") have this day bargained and sold, and do hereby transfer and convey unto **Debra H. Chandler, Trustee of Debra Chandler Lifetime Trust, established September 25, 2018,** ("the Grantee"), her successors and assigns in trust, the real estate described in Exhibit A, attached hereto (the "Property").

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, her successors, heirs and assigns forever. The Grantors do hereby covenant that they 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 except for applicable property taxes, the matters disclosed in Exhibit A, and all applicable easements, encumbrances, covenants and restrictions of record.

The Grantors further covenant and binds themselves, their heirs and representatives, to warrant and forever defend the title to the Property to the Grantee, her successors, heirs and assigns, against the claims of all persons.

IN WITNESS WHEREOF, the Grantors have signed this Warranty Deed on this **25th day of September, 2018.**

Steven R Chandler
Steven R. Chandler

Debra H. Chandler
Debra H. Chandler

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Steven R. Chandler** and **Debra H. Chandler**, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **25th day of September, 2018.**

Notary Public

My Commission Expires March 10, 2019.

D. JEFFERSON HERRING
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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EXHIBIT A

Parcel Nos. 1 and 2
119060A00200CO; 119060A00100CO

The following described property located in Davidson County, Tennessee, To Wit:

Unit 1 and Unit 2 on the Master Deed of Whitsett Commons of record in Instrument No. 20021017-0127717, Davidson County Register's Office, and also being Lot Number 8 on the Plan of Whitsett Subdivision Re-Subdivision of Reserved Parcels "A" and "B," as of Record in Plat Book 5190, Page 254, Register's Office for Davidson County, Tennessee, to which Plan Reference is hereby made for a more complete description thereof.

This conveyance is made subject to:

1. Taxes which have been assumed by Grantee;
2. All restrictions of record;
3. All easement of record;
4. All visible easements;
5. All matters appearing on the plan of record;
6. All applicable governmental and zoning regulations; and
7. All matters shown on the above-referenced plans.

Being the same property conveyed to Steven R. Chandler and Debra H. Chandler, husband and wife, from U.S. Bank National Association, as Trustee for CSFB 2003-27, by deed of record as Instrument No. 20080724-0075724, Register's Office for Davidson County, Tennessee.

This is improved property known as 76 and 78 Whitsett Road, Nashville, Tennessee 37210.

Parcel No. 3
149020A03200CO

Land in Davidson County, Tennessee, Being Lot No. 32A, Zone Lot Division of Lot 32, on the plan of Piccadilly Square, Phase I, of Record in Plat Book 6250, Page 468, Register's Office for Davidson County, Tennessee, to which Plan reference is made for a more complete description.

The following reservations from and exception to this conveyance and the warranty of title made herein shall apply.

1. All easements, rights-of-way and prescriptive rights whether of record or not, pertaining to any portion(s) of the herein described property (hereinafter, the "Property");

2. All valid oil, gas and mineral rights, interests or leases, royalty reservations, mineral interest and transfers of interest of any character, in the oil, gas or minerals of record in any county in which any portion of the Property is located;

3. All restrictive covenants, terms, conditions, contracts, provisions, zoning ordinances and other items of record in any county in which any portion of the Property is located, pertaining to any portion(s) of the Property, but only to the extent that same are still in effect;

4. All presently recorded instruments (other than liens and conveyances by, through or under the Grantor) that affect the Property and any portion(s) thereof;

5. Ad valorem taxes, fees and assessments, if any, for the current year and all prior and subsequent years, the payment of which Grantee assumes (at the time of transfer of title), and all subsequent assessments for this and all prior years due to change(s) in land usage (including, but not limited to, the presence or absence of improvements, if any, on the Property), ownership, or both, the payment of which Grantee assumes;

6. Any conditions that would be revealed by a physical inspection and survey of the Property; and

7. All matters shown on the above-referenced plat.

Being the same property conveyed to Steven R. Chandler and Debra H. Chandler (husband and wife) from Deutche Bank Trust Company Americas, as Trustee and Custodian for Equifirst Mortgage Loan Trust 2004-2 by: Saxon Mortgage Services, Inc., as its attorney-in-fact, by deed of record as Instrument No. 20070425-0049529, Register's Office for Davidson County, Tennessee.

This is improved property known as 1026 Regents Park Circle, Nashville, Tennessee 37013.

Parcel No. 4
04301017900

Land in Davidson County, Tennessee, being Lot No. 12 on the Plan of Section One, Pierce Place of record in Plat Book 5190, Page 733, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof.

This conveyance is subject to current year property taxes and easements and restrictions of record and all matters shown on the above-referenced plat.

Being the same property conveyed to Steven R. Chandler and wife, Debra H. Chandler, from Darin L. McAllister and wife, Judith C. McAllister, by deed of record as Instrument No. 20081219-0121464, Register's Office for Davidson County, Tennessee.

This is improved property known as 1325 Pierce Road, Madison, Tennessee 37115.

Parcel No. 5
15003013000

Land in Davidson County Tennessee, being Lot No. 11-A, on the plan of Zone Lot Division, Lots 8, 9, 10, 11 & 12 Justin Towne, Section Two, of record in Plat Book 5200, Page 459, as amended in Plat Book 5200, Page 535 and Page 536, said

Register's Office, to which plat reference is hereby made for a more complete and accurate description.

This conveyance is subject to all matters shown on the above-referenced plats.

Being the same property conveyed to Steven R. Chandler and wife, Debra H. Chandler, from Cartus Relocation Corporation, formerly known as Cendant Mobility Relocation Company, a Delaware Corporation, by deed of record as Instrument No. 20070131-0012764, Register's Office for Davidson County, Tennessee.

This is improved property known as 3125 Justin Towne Court, Antioch, Tennessee 37013.

The legal descriptions above were taken from the deeds by which the Property was conveyed to the Grantors. The Property was not surveyed at the time of this conveyance and no title search was performed.

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