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

Karen Y Johnson Davidson County
Batch# 153260 DEEDWARR
10/22/2018 03:15:44 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20181022-0104683

WARRANTY DEED

Grantor: **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:
Debra H. Chandler, Trustee
31 Abingdon Court
Brentwood, TN 37027

Send Tax Bills To: Same

Map and Parcel No. (s):

Parcel No. 1: **04301017700**
Parcel No. 2: **04301017800**
Parcel No. 3: **04301018000**
Parcel No. 4: **13405004500**
Parcel No. 5: **13405004600**
Parcel No. 6: **16100017200**

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 Chandler Lifetime Trust
Affiant

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

Notary Public
My commission Expires March 10, 2019.

JEFFERSON HERRING STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

affix seal here

RECITALS:

WHEREAS, on September 25, 2018, Debra H. Chandler ("the Grantor") 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");

WHEREAS, the Grantor owns the parcels of property described in the attached Exhibit A (collectively, "the Property"); and

WHEREAS, the Grantor intends to convey the Property to the Trustee.

NOW, THEREFORE, IN CONSIDERATION of the premises, and for ten dollars ($10.00) for other good and valuable consideration, the receipt of which is hereby acknowledged, **Debra H. Chandler** ("the Grantor") has this day bargained and sold, and does 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 Grantor does hereby covenant that she is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it and that the same is unencumbered except for applicable property taxes, the matters disclosed on Exhibit A, and all applicable easements, encumbrances, covenants and restrictions of record.

The Grantor further covenants and binds herself, her 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 Grantor has signed this Warranty Deed on this **25th day of September, 2018.**

Debra H. Chandler
Debra H. Chandler

The Grantor's spouse, **Steven R. Chandler,** has joined in this conveyance for the purpose of releasing any rights, marital or otherwise, that he may have in the Property.

Steven R Chandler
Steven R. Chandler

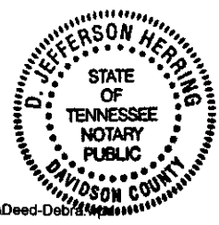
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Debra H. Chandler** and **Steven R. 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.



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EXHIBIT A
Parcels Nos. 1 and 2
04301017700; 04301017800

Certain real property situated in Davidson County, Tennessee, and described as follows, to-wit:

Parcel No. 1: BEING Lot No. 10 on the Plan of Section One, Pierce Place, as of record in Plat Book 5190, page 733, Register's Office for Davidson County, Tennessee, to which record reference is hereby made for a more particular description thereof.

Parcel No. 2: BEING Lot No. 11 on the Plan of Section One, Pierce Place, as of record in Plat Book 5190, page 733, Register's Office for Davidson County, Tennessee, to which record reference is hereby made for a more particular description thereof.

This conveyance is made subject to Driveway Easement appearing of record in Book 6259, page 888, Register's Office for Davidson County, Tennessee, all matters shown on the above-referenced plat.

Parcels Nos. 1 and 2 being the same property conveyed to Debra H. Chandler from Dewayne Bellar and wife, Lisa Bellar, by deed of record as Instrument No. 20151208-0123492, Register's Office for Davidson County, Tennessee.

This is improved property known as 1321 and 1323 Pierce Road, Madison, Tennessee 37115.

Parcel No. 3
04301018000

Land in Davidson County, Tennessee, being Lot No. 13 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 all matters shown on the above-referenced plat.

Being the same property conveyed to Debra H. Chandler from Darin L. McAllister and wife, Judith C. McAllister, by deed of record as Instrument No. 20081219-0121463, Register's Office for Davidson County, Tennessee.

This is improved property known as 1327 Pierce Road, Madison, Tennessee 37115.

Parcel Nos. 4 and 5
13405004500; 13405004600

Being Lot Numbers 108 and 109 on the Plan of Section Four Addition to Greenwood Hills as shown on plat of record in Plat Book 5210, page 77, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

1. Taxes and assessments for the year 2018 and subsequent years a lien, but not yet due and payable;

2. Subject to all matters as shown on the Plan of record in Plat Book 5210, page 77, Register's Office for Davidson County, Tennessee;

3. Covenants, conditions, and restrictions as set forth in instrument recorded in Book 5893, page 182; Book 4380, page 413; Book 5013, page 392; Book 5098, page 743; Book 5333, page 311, and Book 5871, page 118, Register's Office for Davidson County, Tennessee; and

4. Easement of record in Book 6680, page 27, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Debra H. Chandler from Alden Horton, III, by deed of record as Instrument No. 20161227-0135330, Register's Office for Davidson County, Tennessee.

This is improved property known as 3432-3434 and 3436-3438 Donna Kay Drive, Nashville, Tennessee 37211.

Parcel No. 6
16100017200

Land in Davidson County, Tennessee, being Lot No. 13 on the Plan of the Resubdivision of Lots Nos. 13 and 14, Section Two, Hickory Plaza, as of record in Book 6200, page 279, Register's Office for said County.

Said Lot fronts 100.00 feet on the east side of Hickory Plaza and runs back between parallel lines, 286.01 feet on the north line and 284.83 feet on the south line to a dead line in the rear measuring 100.29 feet.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

1. Real estate taxes for the current year.

2. Restrictive Covenants contained in a Lease Agreement between Cousins Properties of Tennessee, Inc., and The Kroger Co. of record in Book 4747, page 624, as amended by instrument of record in Book 4818, page 748, Register's Office for Davidson County, Tennessee.

3. Restrictive Covenants contained in a Lease Agreement between Cousins Properties of Tennessee, Inc., and Super X Drugs of Texas, Inc., of record in Book 4747, page 628, as amended by instrument of record in Book 4828, page 247.

4. Conditions of Owner's certificate, easements, notes, and other matters shown on the plan of record in Book 6200, page 279, said Register's Office.

5. Reciprocal Easement by and between Cousins Properties of Tennessee, Inc., and Rodney Wise, of record in Book 5406, page 784, said Register's Office.

6. A perpetual non-exclusive easement for ingress and egress as set out in the deed from Cousins Properties of Tennessee, Inc., to Fletcher Bright Company, Trustee, of record in Book 4827, page 892, said Register's Office.

7. An easement for overhead electric power conductors and communication circuits granted to Metropolitan Government by instrument of record in Book 4854, page 240, said Register's Office.

Being the same property conveyed to Debra D. Hollingsworth from Cousins Properties of Tennessee, Inc. by deed of record in Book 6631, page 729, Register's Office for Davidson County, Tennessee. Debra D. Hollingsworth and Debra H. Chandler are one and the same person.

This is improved property known as 5728 Hickory Plaza, Nashville, Tennessee 37211.

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

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