SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED ("Deed") is made and entered into this the 2nd day of October, 2018, by and between, SHERYL L. WOOLEY, party of the first part, and CHRISTOPHER J. WOOLEY and SHERYL L. WOOLEY, trustee(s), or successor trustee(s), of the WOOLEY FAMILY REVOCABLE TRUST DATED JANUARY 15, 2018, party of the second part.

WITNESSETH: That, for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, that the party of the first part does hereby specially warrant, bargain, convey, transfer and confirm unto the party of the second part the following described real property ("Real Property"), situated in the County of Davidson, State of Tennessee, to-wit:

> Land in Davidson County, Tennessee and being Lot Number 2 on the Plan of Stewartwood Annex Subdivision of record in Instrument Number 20031222-0181878, Register's Office for Davidson County, Tennessee to which reference is hereby made for a more complete description of said lots.
>
> Derivation Clause: Being the same Real Property conveyed to the party of the first part by Special Warranty Deed filed of record in Instrument Number 20180023-0104779, in the Register's Office for Davidson County, Tennessee.
>
> This is improved property also known as: 595 Stewarts Ferry Pike, Nashville, TN, 37214.

The party of the first part does hereby covenant with the party of the second part that the party of the first part is lawfully seized and possessed in fee simple of the Real Property; that the party of the first part has a good right to give and convey the Real Property; that the party of the first part warrants the title against all persons claiming under the party of the first part; and that the Real Property is unencumbered, except for 2018 property taxes, which the party of the first part assumes and agrees to pay.

The party of the first part shall remain liable to the party of the second part for any and all title warranties made under this Deed as long as the party of the second part is the record owner of the Real Property. Such warranties shall include any and all warranties against any title risks covered by any title insurance policy in the name of the party of the second part insuring the title of the Real Property.

At the request of the party of the first part and the party of the second part, this Deed has been prepared based upon information and documentation provided by the parties and without conducting a title search or procuring title insurance. Furthermore, this Deed is not intended as, nor constitutes, an opinion of title by the preparer.

This Deed is a transfer of real estate to a revocable living trust created by the same transferor of real estate, and therefore is exempt from recordation tax as a transfer of realty under T.C.A. § 67-4-409(a)(3)(F).

Karen Y Johnson Davidson County
Batch# 153330 DEEDWARRSP
10/23/2018 09:04:41 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20181023-0104780

WITNESS the signature of the party of the first part the day and year first above written.

SHERYL L. WOOLEY

STATE OF TENNESSEE:
COUNTY OF SHELBY:

Personally appeared before me, PHYLLIS D. BARNETT, a Notary Public in and for the above State and County, duly commissioned and qualified, the within named SHERYL L. WOOLEY, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in the foregoing document as the party of the first part, and to be the person who executed the foregoing document, and to be the person who, under oath, acknowledged that such person executed the foregoing document for the purposes contained therein as the person's free act and deed.

WITNESS my hand and Notarial Seal at Memphis, Shelby County, Tennessee, this the 2nd day of October, 2018.

My Commission Expires:

PHYLLIS D. BARNETT STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY MY COMM. EXP 08-29-2020

Notary Public

PROPERTY ADDRESS:	595 Stewarts Ferry Pike Nashville, Tennessee 37214
PROPERTY OWNERS:	CHRISTOPHER J. WOOLEY and SHERYL L. WOOLEY, trustee(s) of the Wooley Family Revocable Trust Dated January 15, 2018 7449 Third Road Bartlett, Tennessee 38135
PERSON RESPONSIBLE FOR REAL PROPERTY TAXES:	CHRISTOPHER J. WOOLEY and SHERYL L. WOOLEY 7449 Third Road Bartlett, Tennessee 38135
WARD, BLOCK, & PARCEL NUMBER:	Map: 96-12; Parcel: 50.00
PREPARER:	Matthew A. Rhoads, Esq. (TN BOPR No. 026900) The Bailey Law Firm, A Professional Corporation 5100 Wheelis Drive, Suite 215 Memphis, Tennessee 38117