Prepared By:
NEAL & HARWELL, PLC
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(615) 244-1713

Karen Y Johnson Davidson County
Batch# 169108 DEEDWARRSP
11/30/2018 12:56:30 PM 7 pgs
Fees: $37.00 Taxes: $0.00
20181130-0116970

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL:
Michael E. Chandler and Brie A. Chandler, Trustees 1306 Lone Oak Circle Nashville, TN 37215	Michael E. Chandler and Brie A. Chandler, Trustees 1306 Lone Oak Circle Nashville, TN 37215	131-07-0-088.00

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable consideration, the receipt of which is hereby acknowledged, Michael Eldon Chandler, Jr. and wife Brie A. Chandler, owning the below mentioned real property as tenants by the entirety, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey that certain real property located in Davidson County, Tennessee, as more particularly described on Exhibit A attached hereto to Michael E. Chandler and Brie A. Chandler, Trustees of the Chandler Joint Revocable Trust dated November 10, 2018, said Trustees hereinafter collectively called the GRANTEES.

TO HAVE and to HOLD the said tract of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors and assigns forever.

GRANTORS covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, that they have good right to convey it and the same is

unencumbered except for general or special taxes and assessments required to be paid in the year 2018 and subsequent years, and subject to all other matters of record.

GRANTORS further covenant and bind themselves, their heirs and assigns to warrant and forever defend the title to the said land to the GRANTEES, their successors and assigns, against the lawful claims of all persons claiming by, through or under the GRANTORS, but not otherwise.

GRANTORS and GRANTEES acknowledge and agree that Tenn. Code Ann. § 35-15-510 shall apply to the real property conveyed by this Special Warranty Deed and all proceeds related to such real property.

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.

(Signatures on Following Page)

THIS INSTRUMENT WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES HEREIN AND NO EXAMINATION OF THE PUBLIC RECORDS IN THE OFFICE OF THE REGISTER OF DEEDS HAS BEEN MADE BY THE PREPARER OF THIS INSTRUMENT TO DETERMINE OWNERSHIP OR STATUS OF TITLE.

Witness the execution of this Deed by the undersigned as of this the 10 day of November, 2018.

GRANTORS:

Michael Eldon Chandler, Jr.

Brie A. Chandler

GRANTEES:

Michael E. Chandler, Trustee of the
Chandler Joint Revocable Trust
dated November 10th, 2018

Brie A. Chandler, Trustee of the
Chandler Joint Revocable Trust
dated November 10, 2018

STATE OF Tennessee)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Michael Eldon Chandler, Jr. and Brie A. Chandler, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, at office in NASHVILLE, Tennessee, this the 10th day of November, 2018.

Notary Public

My Commission Expires: 09/20/2020

ANDREW VELLA
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires September 20, 2020

STATE OF Tennessee)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Michael E. Chandler and Brie A. Chandler, Trustees of the Chandler Joint Revocable Trust dated November 10, 2018, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained by signing their names as Trustees on behalf of the Trust.

WITNESS my hand and seal, at office in NASHVILLE, Tennessee, this the 10th day of November, 2018.

Notary Public

My Commission Expires: 09/20/2020

ANDREW VELLA
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires September 20, 2020

STATE OF Tennessee)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $0.00. The trust named herein is a revocable trust. No transfer tax is payable pursuant to Tenn. Code Ann. Sec. 67-4-409(3)(F).

Affiant

Sworn to and subscribed before me this 10 day of November, 2018.

Notary Public

My Commission Expires: 09/20/2020

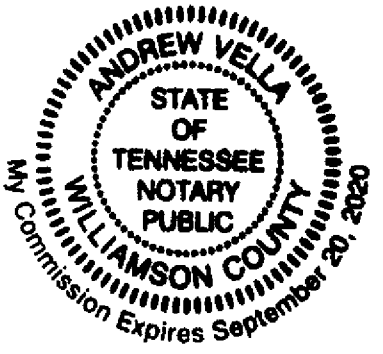


EXHIBIT A

LEGAL DESCRIPTION

Land located in Davidson County, Tennessee being more particularly described as follows to wit:

Land in Davidson County, Tennessee, being Lot No. 25 on the Plan of Lone Oak Heights of record in Plat Book 1424, Page 2, and Instrument to Amend Final Subdivision Plat recorded in Instrument Number 20050802-0090178, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Michael Eldon Chandler, Jr. and Brie A. Chandler, as tenants by the entirety by Warranty Deed dated August 28, 2017, and of record as Instrument Number 20170901-0090196, Register's Office for Davidson County, Tennessee.

This is improved property commonly known as 1306 Lone Oak Circle, Nashville, Tennessee 37215.

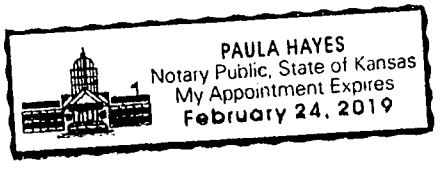
I, Christina Knopke do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Christina Knopke

State of Kansas

County of Johnson

Personally appeared before me, Paula Hayes a notary public for this county and state, Christina Knopke who acknowledges that this certification of an electronic document is true and correct, and whose signature I have witnessed.



Notary's Signature

Paula Hayes

MY COMMISSION EXPIRES: 2-24-19

Notary's Seal (If on paper)