Karen Y Johnson Davidson County
Batch# 178571 DEEDWARR
12/28/2018 08:11:41 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20181228-0125685

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.

Michael P. Tabor, as Trustee, Affiant

Subscribed and sworn to before me,
this 20th day of December, 2018.

LISA D. HILL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 3, 2021

Notary Public
My Commission Expires: 5-3-2021

Address of New Owner:	Send Tax Bills to:	Map-Parcel Number:
Michael P. Tabor and Karen D. Tabor, Co-Trustees of the Michael and Karen Tabor Revocable Trust u/a dtd. December 20, 2018 3629 West End Avenue #102 Nashville, TN 37205	Michael P. Tabor and Karen D. Tabor, Co-Trustees of the Michael and Karen Tabor Revocable Trust u/a dtd. December 20, 2018 3629 West End Avenue #102 Nashville, TN 37205	104-09-0P-102.00

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, **MICHAEL P. TABOR** and **KAREN D. TABOR** (collectively, the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto **MICHAEL P. TABOR and KAREN D. TABOR, as Co-Trustees of the MICHAEL AND KAREN TABOR REVOCABLE TRUST under agreement dated December 20, 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:

A certain Condominium Apartment in Davidson County, Tennessee, being Unit No.1B of West End Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed and By-Laws of record in Instrument No. 20040625-0075579, as amended in Instrument No. 20060224-0021515, Instrument No. 20060801-0093612, in Instrument No. 20061003-0122488, in Instrument No. 20080514-0049606, and in Instrument No. 20160113-0003705, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the common elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the plat of West End Condominiums, as shown on Exhibit "B" to the Master Deed of record, as aforementioned, said Register's Office, for a more complete identification and description of such Unit.

Together with Parking Space Nos. 5 and 12 and Storage Unit No.4, which are Limited Common Elements described in the Master Deed.

Being the same property conveyed to Michael P. Tabor and Karen D. Tabor by Warranty Deed dated March 29, 2018 from Bobby W. Hurt and Pamela A. Hurt, husband and wife, of record as Instrument No. 20180402-0030467, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. That certain Deed of Trust of record as Instrument Number 20180606-0054324, Register's Office for Davidson County, Tennessee, which secures a revolving line of credit granted by Truxton Trust Company, as the lender, to Michael P. Tabor and Karen D. Tabor;

2. All applicable zoning ordinances;

3. Utility, sewer, drainage, and other easements of record;

4. All subdivision/condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record;

5. Building restrictions; and

6. Other matters of public record.

This is improved property commonly known as 3629 West End Avenue, No. 102, Nashville, Tennessee 37205.

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 20th day of December, 2018.

MICHAEL P. TABOR

KAREN D. TABOR

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **MICHAEL P. TABOR** and **KAREN D. TABOR**, 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 20th day of December, 2018.

LISA D. HILL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 3, 2021

Notary Public

My Commission Expires: 5-3-2021