Karen Y Johnson Davidson County
Batch# 182843 DEEDWARR
01/11/2019 10:16:36 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20190111-0003063

THIS INSTRUMENT PREPARED BY:
BONE MCALLESTER NORTON PLLC
Nashville City Center
511 Union Street, Suite 1600
Nashville, Tennessee 37219

WARRANTY DEED

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
The Martha Tucker Jeffords Revocable Trust 906 Holly Forest Nashville, TN 37221	Same	Map/Parcel: 142-08-0B-079.00

KNOW ALL MEN BY THESE PRESENTS that I, MARTHA TUCKER JEFFORDS, hereinafter "Grantor", hereby transfer and convey unto MARTHA TUCKER JEFFORDS, Trustee of the Martha Tucker Jeffords Trust u/t/a dated January 8, 2019, hereinafter "Grantee", its successors and assigns, that certain tract or parcel of real property located in Davidson County, Tennessee, and more particularly described as follows:

> A Certain Condominium apartment in Davison County, Tennessee, being Unit No. 79 on the plan of Phase III, Coronada, of record in Book 5200, page 67, Register's Office for said County to which plan and record thereof are incorporated herein and made a part hereof by reference.
>
> Being the same property conveyed to Martha Tucker Jeffords by deed from Ida B. Hamic of record in Instrument No. 20061218-0155839, Register's Office for Davidson County, Tennessee.
>
> This improved property is known as 906 Holly Forest, Nashville, Tennessee 37221.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee, its successors and assigns forever. Grantor covenants that he 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 the lien for real property taxes for the current year and subsequent years, any and all easements and/or restrictions of record and all matters shown on the plan of record, all in the Register's Office for Davidson County, Tennessee.

Grantor further covenants and binds herself, her heirs, personal representatives, successors and assigns, to warrant and forever defend the title to said real estate to said Grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be dated and effective this 8th day of January, 2019.

GRANTOR:

MARTHA TUCKER JEFFORDS

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the state and county aforesaid, personally appeared MARTHA TUCKER JEFFORDS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office, this 8TH day of January, 2019.

Notary Public

JONATHAN R. BURNS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires July 8, 2019

My Commission Expires: 7/8/2019

THIS CONVEYANCE IS EXEMPT FROM RECORDATION TAX UNDER T.C.A. § 67-4-409(A)(3)(F). NO OATH OF VALUE IS REQUIRED FOR THIS DEED IN ACCORDANCE WITH THE PROVISIONS OF T.C.A. § 67-4-409(A)(5).

DISCLAIMER

THE PREPARER OF THIS DOCUMENT MAKES NO REPRESENTATIONS OR WARRANTIES AND EXPRESSES NO OPINION AS TO THE TITLE TO THE PROPERTY HEREIN CONVEYED. THIS DEED WAS PREPARED FROM INFORMATION FURNISHED TO PREPARER BY THE GRANTOR AND GRANTEE AND PREPARER MAKES NO WARRANTIES AS TO THE ACCURACY OF INFORMATION FURNISHED.