THIS INSTRUMENT PREPARED BY:
Paul C. Hayes
Howard Mobley Hayes & Gontarek, PLLC
2319 Crestmoor Road
Nashville, Tennessee 37215
(615) 627-4444

Karen Johnson Davidson County
Batch# 186066 DEEDWARR
01/18/2019 11:21:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20190118-0005416

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.

Robert Skiles Waggener, as Trustee, Affiant

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

Subscribed and sworn to before me,
this 17th day of January, 2019.

Notary Public
My Commission Expires: 5-3-2021

Address of New Owner:	Send Tax Bills to:	Map-Parcel Number:
Robert Skiles Waggener and Elizabeth Marie Waggener, Co-Trustees of the Robert and Elizabeth Waggener Revocable Trust u/a dtd. January 17, 2019 9499 Wicklow Road Brentwood, TN 37027	Robert Skiles Waggener and Elizabeth Marie Waggener, Co-Trustees of the Robert and Elizabeth Waggener Revocable Trust u/a dtd. January 17, 2019 9499 Wicklow Road Brentwood, TN 37027	11509001300

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, **ROBERT S. WAGGENER and wife, ELIZABETH M. WAGGENER** (collectively, the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto **ROBERT SKILES WAGGENER and ELIZABETH MARIE WAGGENER, as Co-Trustees of the ROBERT AND ELIZABETH WAGGENER REVOCABLE TRUST u/a dated January 17, 2019** (the "Grantee"), and to its successors and assigns, our Eighty-Five Percent (85%) undivided tenants in

common interest in and to a certain parcel of real property located in Davidson County, Tennessee, being more particularly described as follows:

> Land in Davidson County, Tennessee, being Lot No. 93 on the Plan of West Meade Hills, Section 4 of record in Plat Book 3300, Page 46, 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 from Robert S. Waggener to Robert S. Waggener and Elizabeth M. Waggener, as tenants by the entirety, by that certain Deed Creating Tenancy by the Entirety dated January 17, 2019, of record as Instrument Number 20190118-0005357, Register's Office for Davidson County, Tennessee.
>
> This conveyance is subject to all matters shown on the Plan of record in Plat Book 3300, Page 46, Register's Office for Davidson County, Tennessee.

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 their interest in 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 17th day of January, 2019.

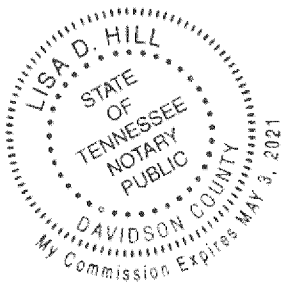
ROBERT S. WAGGENER

ELIZABETH M. WAGGENER

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **ROBERT S. WAGGENER** and **ELIZABETH M. WAGGENER**, 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 17th day of January, 2019.



Notary Public

My Commission Expires: 5-3-2021

CERTIFICATE OF AUTHENTICITY

I, Paul C. Hayes, 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.

Paul C. Hayes

Paul C. Hayes

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Lisa D. Hill, a notary public for this county and state, Paul C. Hayes, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Lisa D. Hill

Notary Public

My Commission Expires: 5-3-2021

Notary's Seal (if on paper)

