n Johnson Davidson County
Batch# 191131 DEEDWARR
02/04/2019 09:22:24 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20190204-0010149

Prepared by and Recording Requested by:
GAINES & ASSOCIATES PLLC
5214 Maryland Way, Ste. 402
Brentwood, TN 37027

Tax Parcel #: 120-13 27 2DA 46485

WARRANTY DEED

Owner & Property Address:
GARTLAND C. REX and DIANE REX KELLY
Trustees, GARTLAND CHARLES REX REVOCABLE LIVING TRUST
509 Cornet Drive
Nashville, TN 37217

Mail Tax Statement to:
Mr. Gartland C. Rex
509 Cornet Drive
Nashville, TN 37217

The Grantor, GARTLAND C. REX, for and in consideration of Ten Dollars ($10.00), cash in hand paid, together with other good, valuable, and satisfactory consideration, the receipt of all of which is hereby acknowledged, does hereby bargain, sell, remise, release, and convey grantor's right, title, and interest in and to the below-described property to:

GARTLAND C. REX and DIANE REX KELLY, Trustees, of the GARTLAND CHARLES REX REVOCABLE LIVING TRUST, dated January 28, 2019

Said real estate is located in Davidson County, Tennessee, and is more particularly described as follows, to-wit:

Being Lot No. 23 on the Plan of Curreywood Acres, Section I, as of record in Book 2133, pages 109 & 110, Register's Office, Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to the party of the first part by Warranty Deed of record as Book 9499 Page 592 - 594 in the Register's Office of Davidson County, Tennessee.

Subject to restrictions of record in Book 2294, page 506, said Register's Office.

This conveyance is subject to any and all existing easements of record.

TO HAVE AND TO HOLD the aforesaid real estate together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said Trustee or any Successor Trustees and assigns in fee simple forever.

The Grantor does here covenant with said Trustee or any Successor Trustees that they are lawfully seized in fee of the aforedescribed real estate; that they have a good right to sell and convey the same; and that they will warrant and forever defend against the lawful claims of all persons the title and quiet possession thereto.

SAID TRUSTEE OR ANY SUCCESSOR TRUSTEES TO HAVE the full power to sell, mortgage, rent, lease and convey, without the purchaser, lender, mortgagee, or tenant being required to see to the distribution and application of any proceeds of sale, loan or rent.

No abstract or survey furnished for preparation of this instrument.

The preparer of this deed makes no representation as to the status of title to the property described hereto. This deed has been prepared solely from information furnished to the preparer, who makes no representation whatsoever other than it has been accurately transcribed from the information provided.

This is a transfer to a revocable living trust. No actual monetary consideration is given by the Grantee and this conveyance is exempt from recordation tax under Tenn. Code Ann. §67-4-409 (a)(3)(F).

IN TESTIMONY WHEREOF, this instrument has been executed this 28th day of January, 2019, by the undersigned.

GARTLAND C. REX

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, a Notary Public in and for said state and county, duly commissioned and qualified, personally appeared GARTLAND C. REX to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that he executed the same as a free act and deed.

WITNESS my hand and Notarial Seal at office this 28th day of January, 2019.

NOTARY PUBLIC

My Commission Expires: _____

KATINA H. GAINES
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY
My Comm. Exp. 7-14-2019

THIS TRANSFER IS EXEMPT FROM THE PAYMENT OF ANY TRANSFER TAX AS PROVIDED IN T.C.A. §67-4-409(a)(3)(F).