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# 219784 DEEDWARR
04/18/2019 01:42:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20190418-0035919

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.

CAROL H. KOTTLER, as Trustee, Affiant

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

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:
Carol H. Kottler, as Trustee of the Carol H. Kottler Revocable Trust u/a dtd. April 17, 2019 2211 Hobbs Road Nashville, TN 37215	Carol H. Kottler, as Trustee of the Carol H. Kottler Revocable Trust u/a dtd. April 17, 2019 2211 Hobbs Road Nashville, TN 37215	131-1-61

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, I, **CAROL H. KOTTLER** (the "Grantor"), have bargained and sold, and by these presents do transfer and convey, unto **Carol H. Kottler, as Trustee of the CAROL H. KOTTLER REVOCABLE TRUST under agreement dated April 17, 2019** (the "Grantee"), its successors and assigns all of my right, title, and interest in and to certain real property located in Davidson County, Tennessee, being more particularly described as follows:

Being Lot No. 20 on the Map of B.N. Stammer Subdivision, as of record in Book 1424, page 23, Register's Office for Davidson County, Tennessee.

Said Lot No. 20 fronts 100 feet on the southerly side of Hobbs Road and extends back between lines 239.41 feet on the westerly line and 239.44 on the easterly line to a dead line in the rear measuring 100 feet thereon.

Being the same property conveyed to Richard A. Kottler and wife, Carol Hastings Kottler, by deed from Frank W. Ziegler, Jr. and wife, Mary Anne L. Ziegler, of record in Book 4590, page 454, Register's Office for Davidson County, Tennessee. Subsequently, Richard A. Kottler conveyed his entire interest in the property to his spouse, Carol H. Kottler, by Warranty Deed dated March 31, 2000, of record as Instrument Number 200004070035113, Register's Office of Davidson County, Tennessee. Carol Hastings Kottler and Carol H. Kottler are one and the same person.

This conveyance is made subject to that certain Deed of Trust granted by Richard A. Kottler and Carol H. Kottler to Regions Bank, of record as Instrument Number 20051007-0121041 in the Register's Office for Davidson County, Tennessee, as amended by that certain Modification of Deed of Trust of record as Instrument Number 20071001-0116673 in the Register's Office for Davidson County, Tennessee.

This is improved property known as 2211 Hobbs Road, Nashville, TN 37215.

TO HAVE AND TO HOLD said tracts 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 herein set out. Grantor does further covenant and bind herself, her 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.

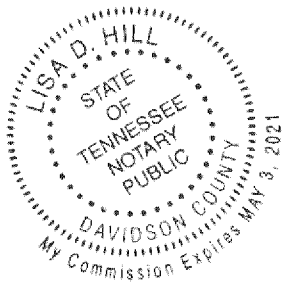
WITNESS my hand this 17th day of April, 2019.

CAROL H. KOTTLER

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **CAROL H. KOTTLER**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, under oath, swore and acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal on this 17th day of April, 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)

