THIS DOCUMENT PREPARED BY Bryan Howard Howard Mobley Hayes & Gontarek, PLLC 2319 Crestmoor Road Nashville, Tennessee 37215 (615) 627-4444	**This transfer is exempt from real estate transfer tax pursuant to T.C.A. § 67-4-409(a)(3)(F).**

Address of new owner:	Send Tax Bills to:	Map-Parcel Numbers
Linda Churney Kayser, Trustee 6308 Harding Rd. Nashville, TN 37205	SAME	129-07-0-011.00

WARRANTY DEED

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Sam J. Kayser, III and wife, Lin C. Kayser, hereinafter called the Grantors, for the purpose of transferring the Grantors' entire ownership interest in the subject real property to two revocable trusts established by the Grantors, have bargained and sold, and by these presents do transfer and convey unto Linda Churney Kayser, Trustee of the Linda Churney Kayser Revocable Trust dated May 23, 2019, and Samuel Joseph Kayser, III, Trustee of the Samuel Joseph Kayser, III Revocable Trust dated May 23, 2019, as equal tenants-in-common, hereinafter called the Grantees, and the Grantees' successors, heirs and assigns, all of the Grantors' right, title and interest in and to a certain tract or parcel of land in the State of Tennessee, being more particularly described on Exhibit A attached hereto and incorporated herein by reference.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

Karen Johnson Davidson County
Batch# 234387 DEEDWARR
05/24/2019 10:01:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20190524-0049344

This conveyance is subject to the following:

1. Current year's State and County taxes, which have been assumed by the Grantee.

2. Any matters of record.

T.C.A Section 35-15-510, provides that any property conveyed by us to one or more trustees that was previously held by us as tenants by the entirety shall have the same immunity from the claims of our separate creditors as would exist if we had continued to hold the property as tenants by the entirety. We intend that the provisions of such law will apply to the property conveyed hereunder and any proceeds of such property.

TO HAVE AND TO HOLD the said real property herein conveyed, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee, the Grantee's successors, heirs and assigns, forever; and the Grantors do covenant with the said Grantee that the Grantors are lawfully seized and possessed of said real property, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and the Grantors do further covenant and bind the Grantors, the Grantors' heirs, assigns and representatives, to warrant and forever defend the title to the said real property to the said Grantee, the Grantee's successors, heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands this the 23rd day of May.

Sam J. Kayser, III

Lin C. Kayser

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Sam J. Kayser, III, and Lin C. Kayser, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal on this the 23rd day of May, 2019.

Notary Public
My Commission Expires:

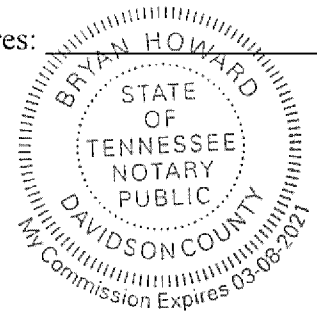


EXHIBIT A
Legal Description

Land in Davidson County, Tennessee, being Lot No. 57 on the Plan of West Meade Farms, Section 1, as of record in Bok 1424, page 47, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Sam J. Kayser, III and wife Lin C. Kayser, by deed from Douglas Clay Neuman and wife, Elizabeth Byrd Neuman, of record as Instrument No. 20070509-0055688, Register's Office for Davidson County, Tennessee.

CERTIFICATE OF AUTHENTICITY

I, Bryan Howard, 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.

Bryan Howard

Bryan Howard

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Dianne Jaynes, a notary public for this county and state, Bryan Howard, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Dianne Jaynes

Notary Public

My Commission Expires: _____

Notary's Seal (if on paper)

