This Instrument Prepared By:
Legacy Law Group, PLLC
216 Centerview Drive
Suite 140
Brentwood, Tennessee 37027

This instrument was prepared without the benefit of a formal title search, abstract or survey and was prepared with the description of the property as furnished by the parties. The preparer of this instrument assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property.

This space intentionally left blank for recording purposes.

Karen Johnson Davidson County
Batch# 243184 DEEDWARR
06/13/2019 02:28:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20190613-0057039

New Owner:	**Send Tax Bill:**	**Map/Parcel**
ERIC L. GROGAN, Trustee MELANIE M. GROGAN, Trustee GROGAN REVOCABLE LIVING TRUST dated June 12, 2019 4004 Crestridge Drive Nashville, Tennessee 37204	Same	132-02-0-038.00

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual consideration for this transfer is NONE (0). (Exempt pursuant to T.C.A. § 67-4-409[a][3][F]).

AFFIANT

EVANS T. HASSOLD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 09-06-20

Sworn to and subscribed before me this 12th day of June, 2019.

Notary Public

My Commission Expires:

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of -0- Dollars, and other good and valuable consideration, we, ERIC L. GROGAN and wife, MELANIE M. GROGAN, do hereby transfer and convey any and all interest owned by us in and to that certain real estate located in Davidson County, Tennessee, being more particularly described on **EXHIBIT A**, which is attached hereto and made a part hereof, to ERIC L. GROGAN and MELANIE M. GROGAN, TRUSTEES of the GROGAN REVOCABLE LIVING TRUST, dated June 12, 2019, as tenants by the entireties.

This instrument of conveyance is governed by Section 35-15-510, Tennessee Code Annotated, which is intended to preserve the immunity from the claims of the separate creditors of one of us for property held by us as tenants by the entireties, despite its conveyance to our revocable trust.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their successors, heirs and assigns forever, we covenant we are lawfully

seized and possessed of said real estate in fee simple, have a good right to convey it and that the same is unencumbered.

We further covenant and bind ourselves, our heirs, and representatives to warrant and forever defend the title to said real estate to said Grantees, their successors, heirs and assigns against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

WITNESS OUR HANDS this 12th day of June, 2019.

By: _____
ERIC L. GROGAN

_____
MELANIE M. GROGAN

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named ERIC L. GROGAN and MELANIE M. GROGAN, 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 at Brentwood, Tennessee, this 12th day of June, 2019.

_____
NOTARY PUBLIC

My Commission Expires: _____

EVANS T. HASSOLD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-06-2022

Exhibit A

Property Description

Said property is described to wit:

LAND in the 7th, formerly 11th Civil District of Davidson County, Tennessee, being the northerly part of Lot No. 30 on the revised plat of Parts of Thompson's Glen Leven Subdivision made October, 1934 by W. B. Southgate, Surveyor, and of record in Plan Book 3, Page 20, Chancery Court for said County, described as follows:

BEGINNING at a point on the westerly margin of Glen Leven Road, the northeast corner of a part of said Lot No. 30 conveyed to Sam L. Clark and wife by deed from R. W. Bratton and wife of record in Book 962, Page 178, Register's Office for said County; thence westwardly with the northern line of said Clark lot, 125 feet more or less, to the center of a branch or creek, the northwest corner of said lot; thence with the center of said branch or creek, North 14-1/2 degrees West 135 feet, more or less, North 33-1/2 degrees East 100 feet and North 51 degrees 45 minutes East 310 feet to the southwest corner of Lot No. 31 on said plan; thence southeastwardly with the line between said Lots No. 30 and 31, 50 feet to the Glen Leven Road; thence southwestwardly and southwardly with the westerly margin of said road 435 feet, more or less, to the beginning.

Being the same property conveyed to Eric Grogan and wife, Melanie Grogan, by Warranty Deed of record from GUY SYDNEY MCCLELLAN and SARAH GWEN (MCCLELLAN) LAFFIN, the heirs-at-law of G. SYDNEY MCCLELLAN, deceased, with Instrument Number 20150506-0041349, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the previously recorded deed

This is improved property known as 0 Glen Leven Drive, Nashville, Tennessee 37204.

Tennessee Certification of Electronic Document

I, James M. Adcox III, do hereby make oath that I am a licensed attorney and/or the
Signer's Name

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.

James M Adcox III
Signature

State of Tennessee

County of Davidson

Personally appeared before me, Lindsay Weiss Hinson, a notary public for this county and
Notary's Name

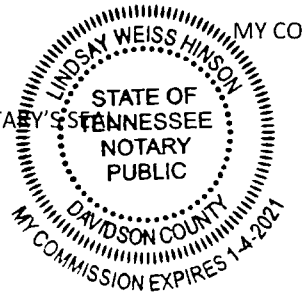
state, James M. Adcox III, who acknowledges that this certification of an electronic
Signer's Name

document is true and correct and whose signature I have witnessed.

Lindsay Weiss Hinson
Notary Signature

MY COMMISSION EXPIRES: 1/4/24

NOTARY'S STAMP:



(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).