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

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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.

Karen Johnson Davidson County
Batch# 317028 DEEDWARR
11/18/2019 02:17:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20191118-0118770

New Owner:	**Send Tax Bill:**	**Map/Parcel**
COLE GUSTAFSON, Trustee JENNY GUSTAFSON, Trustee GUSTAFSON REVOCABLE LIVING TRUST dated October 29, 2019 1208 Wexford Downs Lane Nashville, TN 37211	SAME	172-14-DA-102.00-C

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

Sworn to and subscribed before me this 29th day of October, 2019.

Notary Public

My Commission Expires:

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

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of -0- Dollars, and other good and valuable consideration, we, JENNY REDDING GUSTAFSON, and COLE ELIOT GUSTAFSON, wife and husband, 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 COLE E. GUSTAFSON and JENNY R. GUSTAFSON, TRUSTEES of the GUSTAFSON REVOCABLE LIVING TRUST, dated October 29, 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 29th day of October, 2019.

By: _____ 10/29/19
COLE E. GUSTAFSON

_____
JENNY R. GUSTAFSON

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 COLE E. GUSTAFSON and JENNY R. GUSTAFSON, 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 29th day of October, 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:

Being Lot No. 150 on the Plan of Wexford Downs, Section Two, a Planned Unit Development, of record in Book 9700, Pages 593 and 594, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete legal description.

Being the same property conveyed to JENNY REDDING GUSTAFSON and COLE ELIOT GUSTAFSON, wife and husband, by Warranty Deed of record from Lawrence E. Burns, Jr. and Veronica Burns, husband and wife, in Instrument Number 20190225-0016654, Register's Office for Davidson County, Tennessee.

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

This conveyance is subject to the following:

1. All matters appearing on the plan of Wexford Downs of record in Plat Book 9700 Page 593 and 594, Register's Office for Davidson County, Tennessee.

2. Subject to the Covenant, Condition, or Restriction, recorded in Book 10292 Page 51 and amended in Book 10792 Page 822, and Instrument No. 20000810-0079498, Register's Office for Davidson County, Tennessee.

3. Charter for Wexford Downs Homeowners' Association of record in Book 10500 Page 444 Register's Office for Davidson County, Tennessee.

This is improved property known as 1208 Wexford Downs Lane, Nashville, TN 37211.

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

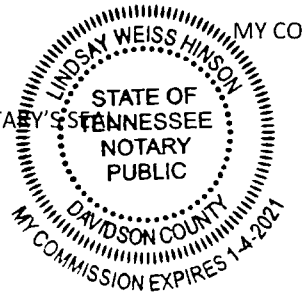
state, James M. Adcox III, who acknowledges that this certification of an electronic
Signer's Name

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).