THIS INSTRUMENT PREPARED BY:
CHRISTIAN S. HOFSTETTER
95 White Bridge Road, Suite 509
Nashville, TN 37205

THIS TRANSFER IS EXEMPT FROM REAL ESTATE TRANSFER TAX PURSUANT TO T.C.A. §67-4-409(a)(3)(F).

ADDRESS NEW OWNERS:

Paul G. Ketteman, Trustee
Jill N. Ketteman, Trustee
6113 Bresslyn Road
Nashville, TN 37205

SEND TAX BILL TO:

Same as New Owner

MAP-PARCEL NOS:

115 12 0 074.00

Karen Johnson Davidson County
Batch# 323024 DEEDWARR
12/02/2019 12:12:19 PM 5 pgs
Fees: $27.00 Taxes: $0.00

20191202-0123575

WARRANTY DEED

For and in consideration of the sum of TEN AND 00/100 DOLLARS ($10.00), cash and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Paul G. Ketteman and wife, Jill N. Ketteman** hereinafter referred to as Grantors, have bargained and sold, and by these presents do transfer and convey unto **Paul G. Ketteman, Trustee and Jill N. Ketteman, Trustee** of **The Paul G. Ketteman and Jill N. Ketteman Revocable Living Trust,** hereinafter referred to as Grantees, its successors and assigns, their interest in and to a certain tract or parcel of land situated and being in Davidson County, State of Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 48 on the Plan of West Meade Farms, Inc., Section "C", as of record in Book 1835, page 44, Register's Office for Davidson County, Tennessee.

Said lot No.48 fronts 130 feet on the easterly side of Bresslyn Road extends back 353.4 feet on the northerly line and 332.8 feet on the southerly line to a rear line on which it measures 165 feet.

Being the same property conveyed to Paul G. Ketteman and wife, Jill N. Ketteman by deed from Winnie R. Cross, an unmarried person, of record in Book 9422, pages 203-205, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and governmental regulations that may affect the premises and the following exceptions.

1. Restrictive Covenants of record in Book 1939, page 147, said Register's Office.
2. Plan of record in Book 1835, page 44, said Register's Office.
3. Sanitary sewer an/or storm drainage easement of record in Book 6280, page 277, said Register's Office.
4. Any and all existing restrictions, easements, encumbrances, and covenants of record.

This conveyance is also subject to a Deed of Trust with Third National Bank and a Deed of Trust with SunTrust Bank.

This is improved property known as 6113 Bresslyn Road, Nashville, TN 37205.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors, assigns and representatives forever. And the undersigned, do covenant with the said Grantee that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, except as noted above.

And, Grantors further covenant and bind themselves, their heirs, successors and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, its successors, assigns, and representatives, against the lawful claims of all persons, whomsoever.

WITNESS our hands this 3rd day of February, 2016 2015.

PAUL J. KETTEMAN

JILL N. KETTEMAN

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Paul J. Ketteman and Jill N. Ketteman,** the within-named bargainors, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, TN, this 3rd day of February, 2016.

NOTARY PUBLIC

DOUGLAS LITTLE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My commission expires: 3/7/2017

The information contained herein was supplied solely by the parties hereto without the benefit of title examination. The preparer makes no warranty as to the state of title to the real property conveyed herein or to the accuracy of the information contained herein.

CERTIFICATE OF TRUST

The undersigned trustees hereby certify the following:

1. This Certificate of Trust relates to the PAUL G.KETTEMAN and JILL N. KETTEMAN REVOCABLE LIVING TRUST (the "trust") created by trust agreement (the "trust agreement").

2. This is a revocable trust.

3. The names of the grantors are PAUL G. KETTEMAN and JILL N. KETTEMAN.

4. The names of each original trustee are PAUL G. KETTEMAN and JILL N. KETTEMAN. This authority is provided by the following provision in the Declaration of Trust:

"We hereby designate ourselves as the primary trustees of this trust. As long as both of us are alive, either or both of us may exercise dominion and control over any and all of the trust assets, except as to amendment, partition, or revocation of this trust, which shall be pursuant to the provisions of Article Three. Upon the death of one of us, the survivor shall continue to act as the primary trustee of this living trust with full power and authority to deal with any and all of the assets of this trust in any manner that said survivor sees fit, except as otherwise limited under Articles Two and/or Article Three of this living trust."

5. The name of each trustee empowered to act under the trust agreement at the time of the execution of this Certificate of Trust are:

Primary Trustee:	JILL N. KETTEMAN 6113 Bresslyn Road Nashville, Tennessee 37205
Primary Trustee:	PAUL G. KETTEMAN 6113 Bresslyn Road Nashville, Tennessee 37205
Successor Trustee:	GREGORY JACKSON KETTEMAN
First Alternate:	EMILEE J. HART

Authority of the successor trustee(s) is provided by the following provisions in the Declaration of Trust: "We designate GREGORY JACKSON KETTEMAN as the successor trustee of this trust. Our successor trustee is to assume the duties as trustee hereunder upon the resignation of both of us or the survivor of us, the death of the survivor of us, the disappearance of both of us or the survivor of us, or if both of us or the survivor of us is certified in writing to be incompetent as provided under Article Five of this Declaration of Trust. Except as otherwise specified within the provisions of this Declaration of Trust, in the event of the incompetency or resignation of both of us or the survivor of us, our successor trustee is to use the income and assets of this trust exclusively for the health, education, support, and maintenance of both of us or the survivor of us.

If GREGORY JACKSON KETTEMAN is unable or unwilling to act as successor trustee, we designate EMILEE J. HART as successor trustee to serve with all rights and responsibilities given to the original successor trustee."

Page 2, Certificate of Trust

6. Trust assets should be titled in the name of the PAUL G.KETTEMAN and JILL N. KETTEMAN REVOCABLE LIVING TRUST.

7. The trustee(s) are authorized by the trust agreement to have all the rights, powers and authority to deal with and manage the assets of this trust that an individual owner would have if there were no trust and the trustee(s) were acting as legally competent individual(s) dealing with their own property. This includes, but is by no means limited to the right to borrow against or pledge any of the trust assets, including the right to mortgage real estate and margin stocks or other securities owned by the trust. This includes all powers now or hereafter conferred upon trustee(s) by applicable state law, and also those powers appropriate to the orderly and effective administration of the trust.

8. The undersigned hereby represent that the statements contained in this Certificate of Trust are true and correct, and that there are no other provisions in the trust agreement or amendments to it that limit the powers of the trustee(s) to sell, convey, pledge, mortgage, lease, manage, operate, control, transfer title, divide, convert, allot, or sell upon deferred payments trust property, including real and personal property, that would create liability for any third party relying on this document as authorization for trustee(s)' authority.

9. This trust has not been revoked, modified, or amended in any manner which would cause the representations in this certification of trust to be incorrect. This Certificate of Trust is being signed by all currently acting trustees of the trust.

PAUL G. KETTEMAN

JILL N. KETTEMAN

STATE OF TENNESSEE)
) **SS:**
COUNTY OF DAVIDSON)

Personally came before me this 31 day of January, 2016, the above named PAUL G. KETTEMAN and JILL N. KETTEMAN, to me known to be the persons who executed the foregoing instrument and acknowledged the same.

R. DOUGLAS LITTLE STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

R. Douglas Little, Notary Public
Davidson County, Tennessee
My commission expires: 03/07/2017

This instrument was drafted by
Christian S. Hofstetter, Attorney-at-Law
95 White Bridge Road, Cavalier Building, Suite 509, Nashville, Tennessee 37205

PLEASE PLACE THE NAME OF TITLE OF THE REAL PROPERTY OR ACCOUNT IN THE NAME OF

PAUL G. KETTEMAN and JILL N. KETTEMAN, trustees of the PAUL G.KETTEMAN AND JILL N. KETTEMAN REVOCABLE LIVING TRUST

If questions arise, contact:
Christian S. Hofstetter, Attorney-at-Law
95 White Bridge Road, Cavalier Building, Suite 509 Nashville, Tennessee 37205
615-356-4460
Do NOT change ownership of IRAs or other tax-deferred assets. See Letters of Instruction re: Ownership & Beneficiary Designation on Tax-Deferred Assets.

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