Prepared by and return to:
WISEMAN BRAY PLLC
8001 Centerview Parkway, Ste. 103
Memphis, Tennessee 38018
(901) 372-5003

Tax Parcel # 157-00-0-069.00

Karen Johnson Davidson County
Batch# 495849 DEEDWARR
10/15/2020 08:12:27 AM 3 pgs
Fees: $17.00 Taxes: $0.00

20201015-0119621

WARRANTY DEED

Property Address & New Owner:
BRIAN D. WALLER, Trustee of the
BRIAN D. WALLER
REVOCABLE LIVING TRUST
6429 Worchester Drive
Nashville, TN 37221

Mail Tax Statement
Brian D. Wal.
6429 Worchester Drive
Nashville, TN 37221

The GRANTOR, **BRIAN WALLER**, for and in consideration of Ten Dollars ($10.00), cash in hand paid, together with other good, valuable, and satisfactory consideration, the receipt of all of which is hereby acknowledged, does hereby bargain, sell, convey, and confirm the below-described property to:

BRIAN D. WALLER, Trustee of the
BRIAN D. WALLER REVOCABLE LIVING TRUST,
dated February 27, 2020

Said real estate is located in Davidson County, Tennessee, and is more particularly described as follows, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 47 on the Plan of Section One, Devonshire Manor, of record in Plat Book 5200, Page(s) 122 and 123, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.
>
> Being the same property conveyed to BRIAN WALLER by Warranty Deed of record at Instrument No. 20190530-0051111 in the Register's Office of Davidson County, Tennessee.
>
> This conveyance is made subject to all restrictions of record; all easements of record; all visible easements; all matters appearing on the plan of record and all applicable governmental and zoning regulations.

TO HAVE AND TO HOLD the aforesaid real estate together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said Trustee or any Successor Trustees and assigns in fee simple forever.

The Grantor does hereby covenant with said Trustee or any Successor Trustees that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; and that he warrants and will forever defend against the lawful claims of all persons the title and quiet possession thereto.

SAID TRUSTEE OR ANY SUCCESSOR TRUSTEES TO HAVE the full power to sell, mortgage, rent, lease and convey, without the purchaser, lender, mortgagee, or tenant being required to see to the distribution and application of any proceeds of sale, loan or rent.

No abstract or survey was furnished for preparation of this instrument.

The preparer of this deed makes no representation as to the status of title to the property described hereto. This deed has been prepared solely from information furnished to the preparer, who makes no representation whatsoever other than it has been accurately transcribed from the information provided.

IN TESTIMONY WHEREOF, this instrument has been executed this 26th day of August, 2020, by the undersigned.

BRIAN WALLER

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, a Notary Public in and for said state and county, duly commissioned and qualified, personally appeared **BRIAN WALLER,** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as a free act and deed.

WITNESS my hand and Notarial Seal at office this 26th day of August, 2020.

NOTARY PUBLIC

My Commission Expires: _____

LARRY R. BRAY
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY
MY COMMISSION EXPIRES 3-7-2021

THIS TRANSFER IS EXEMPT FROM THE PAYMENT OF ANY TRANSFER TAX AS PROVIDED IN TENN. CODE ANN. 67-4-409(a)(3)(F).

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

I hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for this transfer is Ten Dollars ($10.00).

AFFIANT

Subscribed and sworn to before me this 26th day of August, 2020.

NOTARY PUBLIC

My Commission Expires: _____

