Davidson County DEEDWARR
Recvd: 12/01/08 15:11 3 pgs
Fees:17.00 Taxes:0.00
20081201-0116449

THIS DOCUMENT PREPARED BY	This transfer is exempt from real estate transfer tax pursuant to T.C.A. §67-4-409(a)(3)(F).
JEFFREY MOBLEY Howard & Mobley, PLLC 200 31st Avenue, North, Suite 100 Nashville, Tennessee 37203 (615) 627-4444	

Address of new owners:	Send Tax Bills to:	Map-Parcel Numbers
Sheila E. Sitarich & Silvio Sitarich, Trustees 3722 Richland Avenue Nashville, Tennessee 37205	SAME	Map 104 09 0 Parcel 071.00

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, Sheila E. Sitarich, hereinafter called the Grantor, for the purpose of transferring the Grantor's entire ownership interest in the subject real property to a revocable inter-vivos (living) trust established by the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Sheila E. Sitarich and Silvio Sitarich, Trustees of The Sheila E. Sitarich Living Trust, established by the Revocable Trust Agreement of Sheila E. Sitarich, dated November 13, 2008**, as amended from time to time, and to their successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the Grantees, and the Grantees' successors, heirs and assigns, all of the Grantor's right, title and interest in and to real property in the State of Tennessee 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.

This conveyance is subject to the following:

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

2. Any matters of record.

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

WITNESS my hand this 13th day of November, 2008.

Sheila E. Sitarich

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Sheila E. Sitarich, with whom I am personally acquainted, and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 13th day of November, 2008.

My Commission Expires: _____

Julia C. Hunt
Notary Public

JULIA C. HUNT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires MAR. 21, 2009

EXHIBIT A

Legal Description

Land lying in Davidson County, Tennessee, more particularly described as follows:

Being Lot No. 179 of Block 8 Division "A" Richland Realty Company's Property as of record in Plat Book 161, page 151, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Silvio Sitarich and wife, Shelia E. Sitarich, by deed dated May 3, 2005 from Mahlon D. Johnson, unmarried of record in Instrument No. 20050509-0052262, Register's Office for Davidson County, Tennessee.

Also being the same property conveyed to Sheila E. Sitarich by deed from Silvio Sitarich of record as Instrument No. 20081120-0114183, Register's Office for Davidson County, Tennessee.

This is improved property known as 3722 Richland Avenue, Nashville, Tennessee 37205.