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

| Address of new owners: | Send Tax Bills to: | Map-Parcel Numbers |
|---|---|---|
| Nancy E. Chilton & Ira A. Chilton, Trustees<br>3506 Byron Ave.<br>Nashville, TN 37205 | SAME | Map 104 10 0<br>Parcel 029.00 |

## 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, Nancy E. Chilton, 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 **Nancy E. Chilton and Ira A. Chilton, Trustees of The Nancy E. Chilton Living Trust, established by the Revocable Trust Agreement of Nancy E. Chilton, dated July 8, 2009**, 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.



BILL GARRETT, Davidson County
Trans:T20090051692 DEEDWARR
Recvd: 07/31/09 09:13 3 pgs
Fees:17.00 Taxes:0.00
20090731-0071578

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 8th day of July, 2009.

Nancy E. Chilton

**Nancy E. Chilton**

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Nancy E. Chilton, 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 8th day of July, 2009.

My Commission Expires:

JEFFREY MOBLEY
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 2, 2011

Notary Public

## EXHIBIT A

**Legal Description**

Land in Davidson County, Tennessee, being Lot No. 28 of Joseph Warner's Subdivision as of record in Book 332, page 154, Register's Office for Davidson County, Tennessee, described as follows:

SAID Lot No. 28 fronts 80 feet on a fifty foot street (or Byron Avenue) and runs back 187 feet to a division line in said Block, being 80 feet on said northern division line.

BEING the same property conveyed to Mrs. Sue Anderson Sexton, by deed from Joseph Warner and wife, Lillian B. Warner, of record in Book 567, page 456, Register's Office for said County, and being the same property vested in Anne S. Shockley as devisee under the Will of Sue A. Sexton, deceased, of record in Will Book 151, page 690, Probate Court for said County.

INCLUDED IN THE ABOVE DESCRIPTION BUT EXPRESSLY EXCLUDED THEREFROM is the following tract of land conveyed to the State of Tennessee by deed from Mrs. Sue Anderson Sexton, of record in Book 4748, page 065, as re-recorded in Book 4751, page 647, Register's Office for Davidson County, Tennessee.

BEING part of Lot 28 of Joseph Warner's Subdivision as of record in Subdivision Book 332, page 154, Register's Office Davidson County and more particularly described as follows:

BEGINNING at a point, said point being the intersection of the west right of way line of Park Circle South and the north right of way line of Byron Avenue; thence with the north right of way line of Byron Avenue south 63 degrees 00 minutes west for 160 feet to a point; thence north 27 degrees 32 minutes west for 157 feet to the point of beginning, said point being in the proposed west right of way line of Interstate Highway Route I-440; thence north 67 degrees 20 minutes west for 39.1 feet to a point in the west proposed right of way line of Interstate Highway Route I-440; thence with the said west proposed right of way line north 63 degrees 00 minutes east for 25 feet to a point; thence continuing with said proposed right of way line south 27 degrees 32 minutes east for 30 feet back to the point of beginning and containing 375 square feet.

BEING the same property conveyed to Ira A. Chilton and wife, Nancy E. Chilton by Warranty Deed from Anne S. Shockley, unmarried, of record in Book 7863, Page 65 said Register's Office for Davidson County, Tennessee.

ALSO BEING the same property conveyed to Nancy E. Chilton by deed from Ira A. Chilton of record as Instrument No. 20090722.0068875 Register's Office for Davidson County, Tennessee.

This is improved property known as 3506 Byron Ave., Nashville, TN 37205.