BILL GARRETT, Davidson County
Trans:T20100010103 DEEDWARR
Recvd: 02/19/10 13:41 3 pgs
Fees:17.00 Taxes:0.00
20100219-0012941

THIS DOCUMENT PREPARED BY **JEFFREY MOBLEY** Howard & Mobley, PLLC 200 31st Avenue, North, Suite 100 Nashville, Tennessee 37203 (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
Julie A. Cavallo & Martyn J. Cavallo, Trustees 3720 Richland Avenue Nashville, Tennessee 37205	SAME	**Map: 104 09 0** **Parcel: 070.00**

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, Julie A. Cavallo, 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 **Julie A. Cavallo and Martyn J. Cavallo, Trustees of The Julie A. Cavallo Living Trust, established by the Revocable Trust Agreement of Julie A. Cavallo, dated January 27, 2010**, 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 27th day of January, 2010.

Julie A. Cavallo

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Julie A. Cavallo, 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 27th day of January, 2010.

My Commission Expires:

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

Notary Public

EXHIBIT A

Legal Description

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

BEING Lot No. 177 of Block "8" in Division "A" on the Plan of Richland Realty Company, as of record in Book 161, page 151, of the Register's Office for Davidson County, Tennessee, and which lot is more accurately described as follows:

BEGINNING at a point on the north side of Richland Avenue 250 feet east of Christopher Street; thence, at right angles, northerly 192.5 feet, more or less, to a point in the northern margin of an alley in the rear; thence, at right angles easterly along said margin of said alley 50 feet to a point; thence, at right angles southerly 192.5 feet, more or less, to a point in the northern margin of an alley in the rear; thence, at right angles easterly along said margin of said alley 50 feet to a point; thence, at right angles southerly 192.5 feet, more or less, to a point in the northern margin of Richland Avenue; thence, at right angles, westerly along said margin of Richland Avenue, 50 feet to the point of beginning.

BEING the same property conveyed to Martyn J. Cavallo and wife, Julie Cavallo, by Warranty Deed from Bruce Alan Hardin and wife, Shannon C. Hardin, of record in Book 10098, page 241, Register's Office for Davidson County, Tennessee.

ALSO BEING the same property conveyed to Julie A. Cavallo by deed from Martyn J. Cavallo of record as Instrument No. 20100212-0011340, Register's Office for Davidson County, Tennessee.

This is improved property known as 3720 Richland Avenue, Nashville, Tennessee 37205.