BILL GARRETT, Davidson County
Trans:T20100010136 DEEDWARR
Recvd: 02/19/10 14:19 3 pgs
Fees:17.00 Taxes:0.00
20100219-0012982

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 owner: Send Tax Bills to: Map-Parcel Numbers

Elizabeth T. Curley, Trustee
401 Bowling Avenue Unit # 57
Nashville, Tennessee 37205

SAME

Map 104 13 0A
Parcel 060.00

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, Elizabeth T. Curley, 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 **Elizabeth T. Curley, Trustee of The Elizabeth T. Curley Living Trust, established by the Revocable Trust Agreement of Elizabeth T. Curley, dated February 17, 2010**, as amended from time to time, and to her successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the Grantee, and the Grantee's successors, heirs and assigns, all of the Grantor's right, title and interest in and to real property in the State of

EJC

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 Grantee.

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 Grantee, the Grantee's successors, heirs and assigns, forever; and the Grantor does covenant with the said Grantee 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 Grantee, the Grantee's successors, heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 17th day of February, 2010.

Elizabeth T. Curley

Elizabeth T. Curley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Elizabeth T. Curley, 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 17th day of February, 2010.

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

My Commission Expires: _____

Notary Public

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EXHIBIT A

Legal Description

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

Being Building Site No. 60 also designated as Unit No. 57 on the Plan of Richmeade Place, Section IV, of record in Book 5210, page 16, Register's Office for said County, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Elizabeth T. Curley by Warranty Deed from Diego Porras and spouse Ingrid Beatriz Avalos of record as Instrument No. 20070531-0064602, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes being paid; The Plan, with Owner's Certificate, of record in Plat Book 5210, page 16, said Register's Office, to which plan reference is hereby made for a more complete description thereof; The Declaration of Covenants, Conditions and Restrictions of record in Book 4921, page 637, amended in Book 5036, page 338, supplemented in Book 5019, page 946, rerecorded in Book 5039, page 256, further supplemented in Book 5094, page 473, Book 5238, page 385, Book 5408, page 210, Book 5733, page 698, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is improved property known as 401 Bowling Avenue Unit # 57, Nashville, Tennessee 37205.

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