**This instrument prepared by:**
Nancy A. Ward
4501 Cedros Avenue, Unit 320
Sherman Oaks, CA 91403

BILL GARRETT, Davidson County
Trans:T20100030872 DEEDWARR
Recvd: 05/24/10 08:11 2 pgs
Fees:12.00 Taxes:0.00
20100524-0039486

# WARRANTY DEED

**TITLE OF DOCUMENT**

| **ADDRESS NEW OWNER AS FOLLOWS:** | **MAIL TAX STATEMENT TO:** | **MAP PARCEL NUMBERS:** |
|---|---|---|
| Nancy Anne Ward, Trustee | Nancy Anne Ward, Trustee | Map/Parcel: |
| 4501 Cedros Avenue, Unit 320 | 4501 Cedros Avenue, Unit 320 | 182-06-0-A-371.00C0 |
| Sherman Oaks, CA 91403 | Sherman Oaks, CA 91403 | |

FOR AND IN CONSIDERATION of the sum of One dollar and no/100 ($1.00), cash in hand paid by the grantee and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **Nancy A. Ward, an unmarried woman** has this day bargained and sold, and does hereby transfer and convey unto the said **Nancy Anne Ward, as Trustee of the Nancy Anne Ward Family Trust**, Grantees herein, their successors and assigns, certain real estate in **Davidson** County, **Tennessee** as follows:

BEING ALL OF LOT NO. 308, ON THE FINAL PLAT FOR CLUSTER-LOT SUBDIVISION, OLD HICKORY HILLS, PHASE THREE, SECTION TWO, AS SHOWN BY PLAT APPEARING OF RECORD IN INSTRUMENT NO. 20070516-0058484, OF THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR MORE COMPLETE DETAILS OF SAID LOT.

Being the same property conveyed to **Nancy A. Ward** by Deed from **Greenvale Construction, LLC** of record in Document No. 20071019-0124272, said Register's Office.

The express purpose of this conveyance is to transfer to a Revocable Trust.

This is unimproved ( ) property known as 9228 Thomason Trail, Antioch, Tennessee 37013
Improved (X)

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, its successors and assigns forever. We covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances of record in the Register's Office of Davidson County, Tennessee.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee, its successors and assigns, against the lawful claims of all person, claiming by, through or under the Grantor, but against none other.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

Witness our hand this 7 day of May, 2009, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Nancy A. Ward

**ACKNOWLEDGMENT**

**STATE OF** California

**COUNTY OF** Los Angeles ss

Personally appeared before me, Navkiran Kaur, a Notary Public in and for said County and State, **Nancy A. Ward** the within named bargainor, individual(s), with ~~whom I am personally acquainted~~ (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Given under my hand and official seal of office at Sherman Oaks, CA this 7th day of May, A.D., 2009.

**NOTARY STAMP/SEAL**

NAVKIRAN KAUR
Commission # 1694793
Notary Public — California
Los Angeles County
My Comm. Expires Sep 19, 2010

NOTARY PUBLIC
Notary Commission Expires: Sept 19, 2010

**AFFIDAVIT OF VALUE**

**STATE OF** California )

**COUNTY OF** Los Angeles )

The actual consideration or value whichever is greater, for this transfer is $0.00 Recordation Tax Code 67-4-409 (3) (f).

Subscribed and sworn to before me this the 5 day of MAY, 2010.

(Affix Seal)

Nancy A. Ward

Notary Public
My Commission Expires: April 10, 2014

JOSE N. ZAVALA
Commission # 1885555
Notary Public - California
Los Angeles County
My Comm. Expires Apr 10, 2014