BILL GARRETT, Davidson County
Trans:T20110006186 DEEDWARR
Recvd: 01/31/11 15:07 3 pgs
Fees:17.00 Taxes:0.00
20110131-0008594

THIS DOCUMENT PREPARED BY **JEFFREY MOBLEY** Howard & Mobley, PLLC 2319 Crestmoor Road Nashville, Tennessee 37215 (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
Lisa Rubinowicz & Richard Rubinowicz, Trustees 3911 Trimble Road Nashville, Tennessee 37215	SAME	Map 116 16 OB Parcel 007.00

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, Lisa Rubinowicz, 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 **Lisa Rubinowicz and Richard Rubinowicz, Trustees of The Lisa Rubinowicz Living Trust, established by the Revocable Trust Agreement of Lisa Rubinowicz, dated February 25, 2011**, 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 10th day of January, 2011.

Lisa Rubinowicz

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Lisa Rubinowicz, 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 10th day of January, 2011.

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

My Commission Expires: _____

Notary Public

EXHIBIT A

Legal Description

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

Being Lot No. 7 on the plan of Second Revision, The Iroquois of Nashville, of record in Book 6900, page 61 and 62, Register's Office for said County.

SAID Lot No. 7 fronts 95.86 feet on the westerly margin of Wentworth Avenue and extends back 99.00 feet on the northerly line and 98.75 feet on the southerly line to a broken line in the rear, measuring 85.95 feet thereon.

BEING the same property conveyed to Richard Rubinowicz and spouse, Lisa Rubinowicz, by deed from Claude Edward LaRue, Jr. and spouse, Linda LaRue, of record in Book 8246, Page 26, Register's Office for Davidson County, Tennessee.

The property herein conveyed is subject to the restrictive covenants, liens and other matters set forth in Book 6657, Page 688, Book 6684, page 243 and amended in Book 6820, page 732 and further amended in Book 7523, page 828, said Register's Office, and to the matters set forth in the referenced Plan of record.

Also being the same property conveyed to Lisa Rubinowicz by deed from Richard Rubinowicz of record as Instrument No. 20110119-0005291, Register's Office for Davidson County, Tennessee

This is improved property known as 113 Wentworth Avenue, Nashville, Tennessee.