BILL GARRETT, Davidson County
Trans:T20110007645 DEEDWARR
Recvd: 02/07/11 08:10 3 pgs
Fees:17.00 Taxes:0.00
20110207-0010333

THIS DOCUMENT PREPARED BY	This transfer is exempt from real estate transfer tax pursuant to T.C.A. §67-4-409(a)(3)(F).
JEFFREY MOBLEY Howard & Mobley, PLLC 2319 Crestmoor Road Nashville, Tennessee 37215 (615) 627-4444	

Address of new owners:	Send Tax Bills to:	Map-Parcel Numbers
John M. Braxton & Ellen M. Brier, Trustees 113 Laird Road Nashville, Tennessee 37205	SAME	Map 116 13 0 Parcel 054.00

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, John M. Braxton and Ellen M. Brier, hereinafter called the Grantors, for the purpose of transferring the Grantors' entire ownership interest in the subject real property to a revocable inter-vivos (living) trust established by the Grantors, have bargained and sold, and by these presents do transfer and convey unto **John M. Braxton and Ellen M. Brier, Trustees of The John M. Braxton and Ellen M. Brier Trust, established by the Revocable Trust Agreement of John M. Braxton and Ellen M. Brier, dated January 28, 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 Grantors' 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.

2 M P
EMB

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 Grantors covenant with the said Grantees that the Grantors are lawfully seized and possessed of said real property, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and the Grantors further covenant and bind the Grantors, the Grantors' 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 our hands this 28th day of January, 2011.

John M. Braxton

Ellen M. Brier

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John M. Braxton and Ellen M. Brier, with whom I am personally acquainted, and who acknowledged that such persons executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 28th day of January, 2011.

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

Lot No. 44 on the Plan of Harding Park of record in Book 2331, page 120 Register's Office for said County.

Said Lot No. 44 fronts 120 feet on the southerly side of Laird Road and runs back 160 feet on the west line and 165 on the east line to a broken line in the rear, on which it measures 142.9 feet.

Being the same property conveyed to John M. Braxton and wife, Ellen M. Brier, by deed from Edward A. Rappuhn and wife, Terry E. Allison, of record in Book 8692, page 144, Register's Office for Davidson County, Tennessee.

This is improved property known as 113 Laird Road, Nashville, Tennessee 37205.

2 nd
EMB