| THIS DOCUMENT PREPARED BY<br><br>**JEFFREY MOBLEY**<br>Howard & Mobley, PLLC<br>2319 Crestmoor Road<br>Nashville, Tennessee 37215<br>(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 |
|---|---|---|
| Eddith S. Moats, Trustee<br>108 Adams Park<br>Nashville, Tennessee 37205 | SAME | Map 116 08 0E<br>Parcel 108.00 |

## 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, Eddith S. Moats, 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 **Eddith S. Moats, Trustee of The Eddith S. Moats Living Trust, established by the Revocable Trust Agreement of Eddith S. Moats, dated February 8, 2011**, 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 Tennessee more particularly described on Exhibit A attached hereto and incorporated herein by reference.



BILL GARRETT, Davidson County
Trans:T20110009957 DEEDWARR
Recvd: 02/17/11 08:41 3 pgs
Fees:17.00 Taxes:0.00
20110217-0013379

ESM

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 8th day of February, 2011.

Eddith S. Moats

**Eddith S. Moats**

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Eddith S. Moats, 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 8th day of February, 2011.

My Commission Expires: _____

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

Notary Public



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## EXHIBIT A

### Legal Description

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

Lot 108, together with appurtenant, non-exclusive interest in the common and limited common areas, both as shown on Plan of Sugartree Phase III as of record in Book 4860, Page 117-121, and as revised by the Plan of (Revised) Sugartree Phase III as of record in Plat Book 5050, page 69, Register's Office, Davidson County, Tennessee and as provided in the Declaration of Covenants, Conditions and Restrictions referred to hereinbelow.

This conveyance is made subject to the Declaration of Covenants, Conditions and Restrictions of record in Book 4857, Page 157, as supplemented and amended by instruments of record in Book 4874, Page 463, Book 4911, Page 356, Book 4996, Page 126, Book 5003, Page 688, and Book 5087, Page 220, said Register's Office, and by setback line easements, limitations and conditions as shown on the said Plan of record.

Being the same property conveyed to Eddith S. Moats by deed from Edwin W. Moats, of record in Book 8003, page 906, Register's Office for Davidson County, Tennessee.

This is improved property known as 108 Adams Park, Nashville, Tennessee 37205.

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