**THIS INSTRUMENT PREPARED BY:**
John L. Van Cleave
Watkins & McNeilly, PLLC
214 Second Avenue North, Suite 300
Nashville, TN 37201

BILL GARRETT, Davidson County
Trans:T20110052540 DEEDWARR
Recvd: 08/25/11 15:45 3 pgs
Fees:17.00 Taxes:0.00
20110825-0065912

# WARRANTY DEED

| ADDRESS NEW OWNER AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Chester Goodwin Sadler, Trustee of the Chester Goodwin Sadler Revocable Trust<br>5205 Franklin Pike<br>Nashville, TN 37220 | (same) | Map: 117-05<br>Parcel: 38 |

KNOW ALL MEN BY THESE PRESENTS that I, CHESTER GOODWIN SADLER (being the same person as Chester Sadler), an unmarried person, hereinafter "Grantor", have this day bargained and sold and do hereby transfer and convey unto CHESTER GOODWIN SADLER, Trustee of the Chester Goodwin Sadler Revocable Trust u/t/a dated July 7, 2011, as heretofore or hereafter amended, his successors and assigns, with full power to sell, transfer, convey, mortgage or encumber in any manner whatsoever, all without joinder of any other party, that certain tract or parcel of real property, together with any and all improvements located thereon, located in Davidson County, Tennessee, and described as follows:

Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of Nanearle Acres, as of record in Book 1424, page 77, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate legal description.

Said Lot No. 3 fronts 185 feet on the westerly side of Franklin Pike and runs back between parallel lines 480 feet to a dead line.

Being the same property conveyed to Chester Sadler by Quitclaim Deed from Earl H. Sadler and Vera G. Sadler of record at Instrument No. 20071228-0148379, Register's Office for Davidson County, Tennessee, and by Quitclaim Deed from Earl H. Sadler

and Vera G. Sadler of record at Instrument No. 20080110-0003322, Register's Office for Davidson County, Tennessee.

Said improved property is known as 5205 Franklin Pike, Nashville, Tennessee 37220.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee, his successors and assigns forever. Grantor covenants that he is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered except for (i) the lien for real property taxes for the current year and subsequent years (ii) all matters shown on plan of record in Book 1424, page 77, Register's Office for Davidson County, Tennessee, and (iii) any and all existing mortgages, deeds of trust, easements, setback lines and restrictions of record in the Register's Office for Davidson County, Tennessee.

Grantor further covenants and binds himself, his heirs, successors and assigns, to warrant and forever defend the title to said real estate to said Grantee, his successors and assigns, against the lawful claims of all persons whomsoever.

This transfer of real property is a transfer of residential property within the exemptions from any due on sale clause as provided in 12 U.S.C.A. § 701j-3(d)(8). This transfer is not a violation of any such due on sale clause contained in any lien affecting the real property.

**WITNESS** my hand this 18 day of July, 2011.

Chester Goodwin Sadler

CHESTER GOODWIN SADLER

**This conveyance is exempt from recordation tax under T.C.A. § 67-4-409(a)(3)(F). No oath of value is required for this deed in accordance with the provisions of T.C.A. § 67-4-409(a)(5).**

STATE OF TENNESSEE )
COUNTY OF DAVIDSON)

Before me, Sara Gehring, a Notary Public of the State and County aforesaid, personally appeared CHESTER GOODWIN SADLER, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

**WITNESS** my hand and official seal at Nashville, Tennessee, this 18th day of July, 2011.

Sara Gehring
Notary Public

My Commission Expires:

SARA GEHRING
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires January 9, 2012

**THIS INSTRUMENT WAS PREPARED FROM INFORMATION FURNISHED TO THE PREPARER BY THE GRANTOR, WHO DECLINED TO OBTAIN TITLE INSURANCE, A TITLE SEARCH OR A SURVEY AND, THEREFORE, THE PREPARER MAKES NO WARRANTIES AS TO THE ACCURACY OF THE PROPERTY DESCRIPTION OR STATE OF TITLE TO THE PROPERTY HEREIN CONVEYED.**