| THIS DOCUMENT PREPARED BY:<br>Bryan Howard<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: | Map-Parcel Numbers |
|---|---|---|
| Linda A. Evers and Mary Frances Evers, Co-Trustees<br>4638 Villa Green Drive<br>Nashville, TN 37215 | SAME | Map: 130-1<br>Parcel 37 & 38 |

BILL GARRETT, Davidson County
Trans:T20110053712 DEEDWARR
Recvd: 08/31/11 08:47 5 pgs
Fees:27.00 Taxes:0.00
20110831-0067346

## 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, Charles K. Evers, 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 Linda A. Evers and Mary Frances Evers, Co-Trustees of Charles K. Evers Revocable Trust dated May 23, 2008, 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 Grantee, and the Grantee's successors, heirs and assigns, all of the Grantor's right, title and interest in and to a certain tract or parcel

of land in the State of Tennessee, being 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 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 17th day of August, 2011.

Charles K Evers by Linda A. Evers

**Charles K. Evers, by Linda A. Evers, Atttorney-in-fact**

STATE OF TENNESSEE )
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Charles K. Evers, by Linda A. Evers, Attorney-in-fact 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 17th day of August, 2011.

Bryan Howard
Notary Public

My Commission Expires: _____

BRYAN HOWARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 6, 2013

**WITNESS** my hand this 26th day of August, 2011.

Charles K Evers by Mary Frances Evers

**Charles K. Evers, by Mary Frances Evers,**
**Atttorney-in-fact**

STATE OF TENNESSEE )
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Charles K. Evers, by Mary Frances Evers, Attorney-in-fact 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 26th day of August, 2011.

Dianne Jaynes

Notary Public

My Commission Expires: _____



## EXHIBIT A
## Legal Description

Land located in Nashville, First Civil District, Twenty-Third Councilmanic District, Davidson County, Tennessee, located west of Harding Road and east of CSX Railroad at Harding Place and being more particularly described according to a survey by Barge, Waggoner, Sumner & Cannon, Inc., 211 Commerce Street, Suite 600, Nashville, Tennessee, dated October 27, 2003 prepared by Wendell H. Talley, RLS No. 785, bearing file number 09859-01, as follows:

Beginning at an iron pin at the intersection of the westerly right-of-way of Harding Road (right-of-way varies) and the easterly right-of-way of CSX Railroad;

Thence, along the westerly right-of-way of Harding Road the following calls:

With a curve to the left 366.16 feet, said curve having a central angle of 04° 32' 13", a radius of 4,624.00 feet, a tangent of 183.18 feet and a chord of South 14° 24' 17" West 366.06;

South 12° 08' 10" West, 383.90 feet to the northeasterly corner of Fenner-Spelman property of record in Deed Book 7739, Page 123, Register's Office for Davidson County, Tennessee;

Thence, leaving said right-of-way, North 77° 47' 52" West, 107.55 feet to the easterly right-of-way of said CSX Railroad;

Thence, along said Railroad right-of-way, North 21° 23' 00" East, 759.42 feet to the Point of Beginning.

Containing 36,647 square feet, or 0.84 acre, more or less.

Being the same property conveyed to Charles K. Evers, by deed of record in Book 8286, page 56, as corrected in Instrument No. 20031120-0169606, and by deed of record as Instrument No. 20031209-0176461, Register's Office for Davidson County, Tennessee

The Grantor previously conveyed a 50% undivided interest in such property to Linda A. Evers and Mary Frances Evers, Co-Trustees of the Charles Evers Tennessee QTIP Trust dated July 21, 2005, by deed of record as Instrument No. 20050726-0086778, Register's Office for Davidson County, Tennessee.

This is improved property known as 5212 and 5300 Harding Road, Nashville, Tennessee.