BILL GARRETT, Davidson County
Trans:T20110063479 DEEDWARR
Recvd: 10/11/11 15:14 3 pgs
Fees:18.00 Taxes:3082.10
20111011-0079036

THIS INSTRUMENT PREPARED BY: GEORGE V. CRAWFORD, JR. **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 315 DEADERICK STREET, SUITE 1100 P. O. BOX 198888 NASHVILLE, TENNESSEE 37219-8888 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $833,000.00. AFFIANT SUBSCRIBED AND SWORN TO BEFORE ME, THIS 11TH DAY OF OCTOBER, 2011. NOTARY PUBLIC MY COMMISSION EXPIRES:

GEORGE V. CRAWFORD, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 3, 2015

Address New Owner As Follows:
Hill Lenderman and Jenny Lenderman
624 Enquirer Avenue
Nashville, TN 37205

Send Tax Bills To:
Same

Map-Parcel Number:
1[illegible]011900

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **RICHARD W. LENDERMAN, JR., AS TRUSTEE OF THE RICHARD W. LENDERMAN, JR. REVOCABLE TRUST ESTABLISHED JUNE 18, 2008,** his successors and assigns, with full right and power to convey, sell, mortgage, lease, or otherwise encumber without the joinder or consent of any beneficiary or other party, a Seventy-Five Percent (75%) interest, and wife, **ANNA MARY BRANSFORD LENDERMAN, AS TRUSTEE OF THE ANNA MARY BRANSFORD LENDERMAN REVOCABLE TRUST ESTABLISHED JUNE 18, 2008,** her successors and assigns, with full right and power

to convey, sell, mortgage, lease, or otherwise encumber without the joinder or consent of any beneficiary or other party, a Twenty-Five Percent (25%) interest, hereinafter called the Grantors, have bargained and sold, and by these presents does transfer and convey unto **HILL B. LENDERMAN AND WIFE, JENNY W. LENDERMAN**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Being Lots Nos. 27 and 28 on the Map of the Subdivision of Lots No. 19-20 and 21, Belle Meade 2nd Plan, of record in Book 421, page 172, Register's Office for Davidson County.

Said Lot No. 27 fronts 100 feet on the easterly side of Enquirer Avenue and runs back between lines, 290 feet on the northerly line and 288 feet 6 inches on the southerly line, to a dead line in the rear on which it measures 100 feet.

Said Lot No. 28 fronts 100 feet on the easterly side of Enquirer Avenue and runs back 288 1/2 feet on the northerly line and 287 feet on the southerly line with the northerly margin of Iroquois Avenue to a dead line, measuring 100 feet thereon.

Being the same property conveyed to Richard W. Lenderman, Jr., as Trustee of the Richard W. Lenderman, Jr. Revocable Trust established June 18, 2008, his successors and assigns, with full right and power to convey, sell, mortgage, lease, or otherwise encumber without the joinder or consent of any beneficiary or other party, a Seventy-Five Percent (75%) interest, and wife, Anna Mary Bransford Lenderman, as Trustee of the Anna Mary Bransford Lenderman Revocable Trust established June 18, 2008, her successors and assigns, with full right and power to convey, sell, mortgage, lease, or otherwise encumber without the joinder or consent of any beneficiary or other party, a Twenty-Five Percent (25%) interest, by deed of record as Instrument No. 20080624-064837, Register's Office for Davidson County, Tennessee.

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 made subject to:

1. All matters as shown on the Plan of record in Book 421, page 172, Register's Office for Davidson County, Tennessee.

2. Restrictive Covenants of record in Book 692, page 581, Register's Office for Davidson County, Tennessee.

3. Agreed Order of record in Book 6231, page 879, Register's Office for Davidson County, Tennessee.

This is improved property known as: **624 Enquirer Avenue Nashville, TN 37205.**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns, forever; and we covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and further covenant and bind ourselves, our heirs and assigns, to warrant and forever defend the title to the said land to the said Grantees, their heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS my hand this 11th day of October, 2011.

Richard W. Lenderman Trustee of the Richard W. Lenderman, Jr. Revocable Trust

Richard W. Lenderman, Jr., Trustee of
the Richard W. Lenderman, Jr.
Revocable Trust established June 18, 2008

Anna Mary Bransford Lenderman, Trustee of the Anna Mary Bransford Lenderman Revocable Trust

Anna Mary Bransford Lenderman, Trustee of
the Anna Mary Bransford Lenderman
Revocable Trust established June 18, 2008

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **RICHARD W. LENDERMAN, JR.,** Trustee of the Richard W. Lenderman, Jr. Revocable Trust established June 18, 2008, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 11th day of October, 2011

(Seal)

GEORGE V. CRAWFORD, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 3, 2015

Notary Public

My Commission Expires: _____

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **ANNA MARY BRANSFORD LENDERMAN**, Trustee of the Anna Mary Bransford Lenderman Revocable Trust established June 18, 2008, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 11th day of October, 2011

(Seal)

GEORGE V. CRAWFORD, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 3, 2015

Notary Public

My Commission Expires: _____