BILL GARRETT, Davidson County
Trans:T20110064457 DEEDWARR
Recvd: 10/14/11 15:15 3 pgs
Fees:17.00 Taxes:0.00
20111014-0080206

THIS DOCUMENT PREPARED BY **JEFFREY MOBLEY** Howard & Mobley, PLLC 2319 Crestmoor Road Nashville, Tennessee 37215 (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 owners:	Send Tax Bills to:	Map-Parcel Numbers
Joyce S. Griffin & John D. Griffin, Trustees 5009 Villa Crest Drive Nashville, Tennessee 37220	SAME	Map 145-08-0 Parcel 29.00

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, Joyce S. Griffin, 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 **Joyce S. Griffin and/or John D. Griffin, Trustees of The Joyce S. Griffin Living Trust, established by the Revocable Trust Agreement of Joyce S. Griffin dated September 26, 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 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.

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 Grantor does covenant with the said Grantees 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 Grantees, the Grantees' successors, heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 26th day of September, 2011.

Joyce S. Griffin

Joyce S. Griffin

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Joyce S. Griffin, 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 September, 2011.

My Commission Expires: _____

ANNA E. VALENTINE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 9, 2012

Anna Elizabeth Valentine
Notary Public

EXHIBIT A

Legal Description

Lot No. 3 on the Plan of Villa Estates, as of record in Book 3600, page 66, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Said Lot No. 3 fronts 155.02 feet on the easterly side of Villa Crest Drive and extends back 374.32 feet on the southerly line and 442.67 feet on the northerly line which is a broken line, to the westerly margin of Lakeview Drive, measuring 151.08 feet thereon.

Being the same property conveyed to John D. Griffin and wife, Joyce S. Griffin, by deed from Earl Burton Tally, Jr., of record in Book 4810, page 959, Register's Office for Davidson County, Tennessee.

Also being the same property conveyed to Joyce S. Griffin by deed from John D. Griffin of record as Instrument No. 20111010-0078605, Register's Office for Davidson County, Tennessee.

This is improved property known as 5009 Villa Crest Drive, Nashville, Tennessee 37220.