| 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 owners: | Send Tax Bills to: | Map-Parcel Numbers |
|---|---|---|
| Terry L. Elliott &<br>Carol S. Elliott, Trustees<br>2100 North Ashford Court<br>Nashville, TN 37214 | SAME | Map 108 12 OB<br>Parcel 061.00 |

## 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, Terry L. Elliott and Carol S. Elliott, hereinafter called the Grantors, for the purpose of transferring the Grantors' entire ownership interest in the subject real property to a revocable inter-vivos (living) trust established by the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Terry L. Elliott and Carol S. Elliott, Trustees of The Terry L. Elliott & Carol S. Elliott Living Trust, established by the Revocable Trust Agreement of Terry L. Elliott and Carol S. Elliott, dated December 1, 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 Grantors' 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:T20110078199 DEEDWARR
Recvd: 12/09/11 15:33 3 pgs
Fees:17.00 Taxes:0.00
20111209-0096388

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 Grantors covenant with the said Grantees that the Grantors are lawfully seized and possessed of said real property, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and the Grantors further covenant and bind the Grantors, the Grantors' 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** our hands this 1st day of December, 2011.

Terry L. Elliott

**Terry L. Elliott**

Carol S. Elliott

**Carol S. Elliott**

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Terry L. Elliott and Carol S. Elliott, with whom I am personally acquainted, and who acknowledged that such persons executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 1st day of December, 2011.

My Commission Expires:

JEFFREY MOBLEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES:
March 3, 2015

Notary Public

## EXHIBIT A

### Legal Description

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

BEING Lot No. 121, on the Plan of Harborview, Phase 1-A, Section 2, of record in Plat Book 6900, Page 756-758, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Terry L. Elliott and wife, Carol S. Elliott by Warranty Deed from Helen M. Brooks, an unmarried person, of record in Instrument 20020502-0053989, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all terms and provisions of the Restrictions and By-Laws of record in Book 7471, Page 26; Book 7646, Page 142; Book 7646, Page 147; Book 7646, Page 149; Book 7647, Page 648; Book 7732, Page 749; Book 8263, Page 534; Book 8271, Page 863; Book 8297, Page 380; Book 8634, Page 19; Book 8856, Page 361; Book 9182, Page 786; Book 7471, Page 62, said Register's Office.

This is improved property known as 2100 North Ashford Court, Nashville, TN 37214.