BILL GARRETT, Davidson County
Trans:T20120027514 DEEDWARR
Recvd: 04/16/12 11:56 3 pgs
Fees:17.00 Taxes:0.00
20120416-0032309

Prepared by and return to:
Robert D. Malin, Esq.
Williams McDaniel, P.C.
5521 Murray Road
Memphis, Tennessee 38119-3717
(901) 767-8200

This deed is prepared without benefit of title examination at the request of Grantor and Grantee.

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named grantee and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, **OLAMAE MIXON MALIN**, being one and the same as **OLA MAE MALIN**, hereinafter referred to as Grantor, has bargained, sold, conveyed and by these presents does transfer sell and convey unto **OLAMAE MIXON MALIN and VENETIA KAREN MALIN PEACH, Co-Trustees of the Olamae Mixon Malin Living Trust dated the 7th day of April, 2012,** hereinafter called the Grantee, and said Trustee's successors, heirs and assigns, all of Grantor's undivided interest in and to tracts or parcels of land together with all improvements thereon and appurtenances thereto, in Davidson County, State of Tennessee, and described as follows:

BEING Unit No. 420, Fox Run, Second Revision Part of Section 2 and First Revision Part of Section 1, as shown by plat of record in Plat Book 6250, page 118, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

This real property being all of Grantor's interest in part of the property conveyed to Grantor by deed of record at Instrument No. 20071011-0120927 in the Register's Office of Davidson County, Tennessee.

This real property is being conveyed subject to Subdivision Restrictions, Building Lines, and Easements in the Register's Office of Davidson County, Tennessee. This real property is unencumbered except for 2012 city and county real estate taxes and is being conveyed subject to those taxes and real estate taxes and assessments for all subsequent years.

TO HAVE AND TO HOLD this tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee and Grantee's successors, heirs and assigns forever; and Grantor covenants with the Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the land is unencumbered, unless otherwise stated in this deed; and Grantor does further covenant and bind Grantor and Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the Grantee and Grantee's successors, heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

The Grantor states that the purpose of this Deed is to transfer the entire right, title and interest of Grantor in and to said real property to the **Olamae Mixon Malin Living Trust dated the 7th day of April, 2012**. The Trust is a revocable grantor trust established pursuant to the laws of the State of Tennessee. The Trustee and Successor Trustees are granted

all right, power and authority, pursuant to Section 3, Chapter 110 of the Tennessee General Assembly of 1963, Tenn. Code Ann. §35-50-110 (including any amendments thereto) and further have the full discretionary power to purchase, sell, convey, alter, repair, improve, partition and mortgage or otherwise encumber any real estate, and to make and execute any leases thereon for any period, however long, and beyond the term of any trust, and to execute and deliver any deeds, conveyances, mortgages, deeds of trust, transfers and assignments, without the approval of any court, joinder of any beneficiary, and without disclosing any beneficiary of any trust.

In addition, the trust specifically provides that no person dealing with the Trustee in the capacity of purchaser, seller, acquirer, lender, tenant, lessor, lessee, contractant or otherwise shall be bound to inquire into the capacity to act on the part of the Trustee, or into the authority for, or the propriety of, any act thereof, or to see to the application or disposition of any money, or other property, paid, delivered or loaned to the Trustee. This trust contains spendthrift provisions.

This is a transfer to a revocable living trust. No actual monetary consideration is given by the Grantee and this conveyance is exempt from recordation tax under Tenn. Code Ann. § 67-4-409 (a)(3)(F).

WITNESS the Grantor's hand in Hermitage (city), Davidson County, Tennessee on this 7th day of April, 2012.

GRANTOR:

Olamae Malin

OLAMAE MIXON MALIN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BEFORE ME, the undersigned Notary Public in and for the State and County aforesaid, duly commissioned and qualified, personally appeared **Olamae Mixon Malin**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged upon oath or affirmation that he/she executed the within instrument of his/her own free act and deed for the purposes therein contained.

WITNESS my hand, at office, in Hermitage (city), Davidson County, Tennessee on this 7th day of April, 2012.



NOTARY PUBLIC

My Commission Expires: _____

New Owner Name and Address: Olamae Mixon Malin and Venetia Karen Malin Peach, Co-Trustees of the Olamae Mixon Malin Living Trust, dated the ___ day of _____, 2012. 420 Hunters Place #3 Hermitage, TN 37076 **Property Address:** 420 Hunters Place #3 Hermitage, TN 37076 **Mail Tax Notice to:** Olamae Mixon Malin and Venetia Karen Malin Peach, Co-Trustees of the Olamae Mixon Malin Living Trust, dated the ___ day of _____, 2012. 420 Hunters Place #3 Hermitage, TN 37076 **Parcel Id Number:** 064120A42000	**This conveyance is exempt from recordation tax under TCA § 67-4-409 (a)(3)(F). No oath of value is required for this deed in accordance with the provisions of TCA § 67-4-409 (a)(5).**

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