BILL GARRETT, Davidson County
Trans:T20120030318 DEEDWARR
Recvd: 04/25/12 14:04 3 pgs
Fees:17.00 Taxes:0.00
20120425-0035491

THIS DOCUMENT PREPARED BY JEFFREY MOBLEY Howard Mobley Hayes & Gontarek, 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
Jane S. Empson & Joe M. Empson, Trustees 420 Prestwick Court Nashville, Tennessee 37205	SAME	Map 104 14 OH Parcel 049.00

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, Jane S. Empson, 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 **Jane S. Empson and/or Joe M. Empson, Trustees of The Jane S. Empson Living Trust, established by the Revocable Trust Agreement of Jane S. Empson dated October 7, 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 17th day of April, 2012.

Jane S. Empson

Jane S. Empson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

WITNESS my hand and official seal at office, this 17th day of April, 2012.

JEFFREY MOSLEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: MY COMMISSION EXPIRES March 3, 2015

Notary Public

EXHIBIT A

Legal Description

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

Being Lot No. 16 as shown on the Revised Final Plat of Whitworth, Phase 3, Section 2, of record in Book 7900, page 969 said Register's Office, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Jane S. Empson, by Warranty Deed from Clements-Bartosh Interests, LLC, a Tennessee Limited Liability Company, of record in Instrument 20010227-0017915, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all easements, declarations of covenants, bylaws and terms as set forth in the prior deed of record.

This is improved property known as 420 Prestwick Ct., Nashville, TN 37205.