[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]	26b
The Aubrey Elizabeth Phillips 1996 Trust	New Owner	Map and Parcel 131-1A-154.00CO	
4118 Legend Hall Drive			
Nashville, TN 37215		12-04-14185	

This instrument prepared by : Robert J. Notestine, III, Attorney, 109 Kenner Avenue, Suite 201, Nashville, Tennessee 37205.

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Phillips Turner, Jr. Trustee of the Phillips Turner, Jr. Living Trust, established by the Revocable Trust Agreement of Phillips Turner, Jr. dated March 14, 2008, as amended from time to time and to his successors in trust with full power to sell, transfer, mortgage and convey without signature of any beneficiary** (The "Grantor") has bargained and sold, and by these presents does transfer and convey unto **The Aubrey Elizabeth Phillips 1996 Trust** (The "Grantee"), it's successor and/or assigns certain tract or parcel of land in **Davidson** County, State of Tennessee, being more particularly described as follows, to wit:

These certain premises comprising a portion of Legend Hall, having been established as a Horizontal Property Regime by Master Deed and by-Laws dated the 18th day of July 1975, of record in Book 4934, page 15, in the Register's Office for Davidson County, Tennessee, being more particulary described as follows:

A Certain Condominium apartment in Davidson County, Tennessee, being Unit No. 4118 in the Legend Hall, a Horizontal Property Regime, located at 4118 Legend Hall Drive in Nashville, Davidson County, Tennessee, as shown on the Plat of Resubdivision of Legend Hall, recorded in Book 5200, page 275, Register's Office for Davidson County, Tennessee, to which reference is hereby made. Together with the undivided interest in common elements declared in the Master deed and By-Laws appurtenant to such unit.

Being the same property conveyed to Betty Gregory Turner by Warranty deed from Sandy M. Moore, Jr. And James E. Patterson dated June 7, 1977 and recorded in book 5204, page 304, Register's Office for Davidson County, Tennessee. Betty Gregory Turner has since died, widowed and testate. By Last Will and Testament of record in the Seventh Circuit Court of Davidson County, Tennessee, Probate Division, Docket No. 11P-459, Betty Gregory Turner devised the property to her children, Robert Phillips Turner, Jr. And Sara Gwyn Turner Tilley.

Being the same interest conveyed to Phillips Turner, Jr., Trustee of the Phillips Turner, Jr. Living Trust, established by the Revocable Trust Agreement of Phillips Turner, Jr., dated March 14, 2008, as amended from time to time and to his successors in trust with full power to sell, transfer, mortgage and convey without signature of any beneficiary by Quitclaim Deed from Sara Gwyn Turner Tilley of record in Instrument Number 20120301-0017921, in the Register's Office for Davidson County, Tennessee.

BILL GARRETT, Davidson County
Trans:T20120032321 DEEDWARR
Recvd: 05/02/12 16:04 3 pgs
Fees:18.00 Taxes:1165.50
20120502-0037831

RPT JR
5/1/2012

Being the same interest conveyed to Phillips Turner, Jr., Trustee of the Phillips Turner, Jr. Living Trust, established by the Revocable Trust Agreement of Phillips Turner, Jr., dated March 14, 2008, as amended from time to time and to his successors in trust with full power to sell, transfer, mortgage and convey without signature of any beneficiary by Quitclaim Deed from Phillips Turner, Jr. of record in Instrument Number * 20120502-0037830, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:

1. Taxes for the year 2012 and subsequent years.
2. Any and all matters appearing on the Plat of record in Plat Book 5200, page 275, said Register's Office for Davidson, County, Tennessee.
3. Restrictions, conditions, easements and other matters shown on the plat record in Plat Book 5200, page 275, as amended in Book 7864, page 10, Book 4675, page 115, said Register's Office.
4. By-Laws recorded in Book 4934, page 15 (Page 21), book 5627, page 846, Book 5903, page 27 and Instruction No. 20001019-0103594.
5. Master Deed Establishing Legend Hall of record in Book 4934, page 15, as amended by instrument of record in Book 7117, page 22, Book 8155, page 382 and instrument Nos. 20030612-0081622 and 20030815-0118252; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.

The subject real property is commonly known as 4118 Legend Hall Drive, Nashville, Tennessee 37215.

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater for this transfer is $315,000.00.

Affiant

Subscribed and sworn to before me this 1st day of May, 2012.

Notary Public

My commission expires: 1-24-15

VICKY W. MCMILLEN STATE OF TENNESSEE NOTARY PUBLIC DICKSON COUNTY

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, it's successors and/or assigns, forever.

And Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantor does further covenant and bind itself, it's successor and/or assigns, to warrant and forever defend the title to the Property to the said Grantee, it's successor and/or assigns against the lawful claims of all persons whomsoever.

RPT JR
5/1/2012

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 1st day of May, 2012.

Phillips Turner, Jr., Trustee of the Phillips Turner, Jr. Living Trust, established by the Revocable Trust Agreement of Phillips Turner, Jr. dated March 14, 2008

BY: Phillips Turner, Jr. TRUSTEE
Phillips Turner, Jr., Trustee
5/1/2012

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public, in and for the State and County aforesaid, personally appeared Phillips Turner, Jr., Trustee with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Trustee of Phillips Turner, Jr., Trustee of the Phillips Turner, Jr. Living Trust, established by the Revocable Trust Agreement of Phillips Turner, Jr. dated March 14, 2008, and that he/she as Trustee executed the foregoing instrument for the purposes therein contained by signing the name of the Trust by himself as Trustee.

WITNESS my hand and official seal at Nashville, Tennessee, this 1st day of May, 2012.

NOTARY PUBLIC

VICKY W. MCMILLEN
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY

My Commission Expires: 1-24-15