WARRANTY DEED

SHANNON PHILBIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 6, 2015

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $140,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11TH DAY OF JUNE, 2012.

Notary Public

MY COMMISSION EXPIRES: 7-6-15
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
MICHAEL J. PHILBIN; P.C., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Richard D. Fewell, Trustee	**NEW OWNER**	**117-11-J-303CO**
(NAME)	(NAME)	
2025 Woodmont Blvd # 303		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Lucy Cox Miller**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Richard D. Fewell, Trustee of the Richard D. Fewell Revocable Trust u/a/d April 30, 2012**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain condominium located in Davidson County, Tennessee, being Unit No. 303 of The Hillmont. a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101 et.seq. of the Tennessee Code Annotated under the Master Deed establishing The Hillmont of record in Instrument No. 20040209-0015685, re-recorded in Instrument No. 20040212-0017074 and amended in Instrument No. 20050404-0036415 and amended in Instrument No. 20050512-0053861, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners and all sever, water, electrical, telephone and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit "C" to said Master Deed together with a percentage interest in the common elements and voting percentage as set forth in said Master Deed.

Being the same property conveyed to Lucy C. Cox, an unmarried woman by deed from Michael Sheppard and wife, Barbara Sheppard and Daniel Allen Sheppard of record in Instrument No. 20080328-0031449 Register's Office for Davidson County, Tennessee dated March 27, 2008. The said Lucy C. Cox is now known as Lucy Cox Miller.

For purposes of identifying the aforesaid Trust and enumerating the powers of the Trustee thereunder, a Certification of said Trust is attached hereto as Exhibit "A"

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

unimproved ☐

This is improved ☒ property, known as **2025 Woodmont Blvd # 303, Nashville, TN 37215**

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their 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.

BILL GARRETT, Davidson County
Trans:T20120043448 DEEDWARR
Recvd: 06/13/12 08:48 4 pgs
Fees:23.00 Taxes:518.00
20120613-0051527

Witness my hand this 11th day of June, 2012.

Lucy Cox Miller by John M. Cox

Lucy Cox Miller
By:: John M. Cox, Attorney in Fact
Attorney in fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared John M. Cox with whom I am personally acquainted, and who, upon his oath, acknowledged himself to be the Attorney-in-Fact for the within named Lucy Cox Miller and being authorized to act on behalf of said persons he executed the foregoing instrument as her free act and for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 11TH DAY OF JUNE, 2012.

Commission expires: 7-6-15

Notary Public

SHANNON PHILBIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 6, 2015

CERTIFICATION OF TRUST
FOR THE
RICHARD D. FEWELL REVOCABLE TRUST

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The undersigned, Richard D. Fewell being first duly sworn, deposes and says he is at least 18 years of age and is a currently acting Trustee of the Richard D. Fewell Revocable Trust and further states as follows:

1. The Richard D. Fewell Revocable Trust is a valid, existing trust, having been created by a written Trust agreement on April 30, 2012

2. (a) The grantor or creator of the trust is Richard D. Fewell.

   (b) The currently acting trustee is Richard D. Fewell.

   (c) The named co-successor trustees are Vicki T. Fewell and Carole Ann Kirksey. The alternate co-trustee named in the Trust is Richard B. Fewell. In the absence of any co-trustees, Cumberland Trust and Investment Company shall serve as successor Trustee.

3. The administrative and/or managerial powers of the trustees are set forth in Article X of the Trust Agreement. Among other powers, the trustees are vested with all the powers enumerated under the provisions of TCA 35-50-110 which include the power to acquire, mortgage and convey real property without the joinder of any beneficiary.

4. (a) The trust is Revocable.

   (b) The person holding the power to revoke the trust is Richard D. Fewell

5. In the event that two or more persons and/or entities are serving as Co-Trustees of this Trust, both must sign any documents or written instruments on behalf of the Trust.

6. The conditions for the succession of the successor trustee(s) are the death, resignation or incapacity on the part of the original Trustee to serve in that capacity.

7. Third parties are entitled to rely on the authority of the successor trustee(s) without proof of his/her/their succession.

8. The Trust shall be identified by the Trustor's Social Security Number.

EXHIBIT "A"

9. Trust property should be titled as follows: Richard D. Fewell, Trustee of the Richard D. Fewell Revocable Trust u/a/d April 30, 2012.

10. To the best of the undersigned's knowledge, the trust has not been revoked, modified, or amended in any manner that would cause the representations and statements contained herein to be incorrect.

This 11th day of June, 2012

Richard D. Fewell, Affiant

Sworn to and subscribed to before me this 11th day of June, 2012.

Notary Public

My commission expires: 1-7-13

ANTHONY N. GRECO STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
Anthony N. Greco
My Commission Expires
January 7, 2013
STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY:
MICHAEL J. PHILBIN, ESQUIRE
MICHAEL J. PHILBIN, P.C.
2021 RICHARD JONES ROAD, SUITE 220
NASHVILLE, TN 37215-2860