BILL GARRETT, Davidson County
Trans:T20120051626 DEEDWARR
Recvd: 07/13/12 09:23 5 pgs
Fees:28.00 Taxes:2257.00
20120713-0061576

This Instrument Prepared by:
Bettie J. Winton
Grissim and Hodges, Attorneys
323 Union Street, Suite 400
Nashville, TN 37201

WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO.:
Betsy R. Ozier 5133 Boxcroft Place Nashville, TN 37205	SAME	116-13-0-142-00

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **MARTHA L. THURMOND and NASHVILLE BANK & TRUST COMPANY, Co-Trustees of the Donald W. Thurmond TN QTIP Trust** (the "Grantors") have bargained and sold, and by these presents do transfer and convey unto **BETSY R. OZIER** (the "Grantee"), her heirs, successors and assigns, all of Grantors' right, title and interest in and to that certain land in Davidson County, Tennessee, as more particularly described on Exhibit "A" attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, her heirs, successors and assigns, forever. And Grantors do covenant with the Grantee that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, except for those exceptions included on Exhibit "B", attached hereto and incorporated herein by reference. And Grantors do further covenant and bind themselves, their heirs, successors and assigns to warrant and forever defend the title to the said land to the Grantee, her heirs, successors and assigns, against the lawful claims of all persons, whomever.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS Grantors' hands, this 6th day of July, 2012.

DONALD W. THURMOND TN QTIP TRUST

By: Martha L Thurmond
Martha L. Thurmond, Co- Trustee

Nashville Bank & Trust Company, Co-Trustee

By: Jamie S. Nicholson
Jamie S. Nicholson

Title: Senior Vice-President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public, MARTHA L. THURMOND, with whom I am personally acquainted (or who proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 6th day of July, 2012.

Bettie Jane Winton
NOTARY PUBLIC

BETTIE JANE WINTON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN

My Commission Expires: 1/6/14

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public, JAMIE S. NICHOLSON, with whom I am personally acquainted (or who proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained and who further acknowledged that he/she is the is a Senior Vice-President of NASHVILLE BANK & TRUST COMPANY, a Tennessee corporation, and is authorized by the corporation to execute this instrument on behalf of the corporation.

Witness my hand, at office, this 6th day of July, 2012.

BETTIE JANE WINTON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN

NOTARY PUBLIC

My Commission Expires: 1/6/14

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer, or value of property (whichever is greater) is $610,000.00.

Affiant

Subscribed and sworn before me this 6th day of July, 2012.

BETTIE JANE WINTON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN

NOTARY PUBLIC

My Commission Expires: 1/6/14

EXHIBIT "A"
Legal Description

Land in Davidson County, Tennessee, being Lot No. 9, on the Plan of Boxcroft, as shown on the plat of record in Plat Book 4860, Page 28, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of the property.

Said Lot No. 9 fronts 55.15 feet on the southeasterly side of Boxcroft Place and runs back between parallel lines that measure 145 feet to a line in the rear which measures 55.18 feet thereon.

Being the same property conveyed to Martha L. Thurmond and Nashville Bank & Trust Company, Co-Trustee's of the Donald W. Thurmond TN QTIP Trust in Instrument No. 20110620-0047045, Register's Office for Davidson County, Tennessee.

EXHIBIT "B"
Permitted Exceptions

1. Current taxes for the year 2012, a lien not yet due and payable.

2. Any encroachments, encumbrances, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land.

3. Easements, or claims of easements, not shown by the public records.

4. Taxes or special assessments which are not shown as existing liens by the public records.

5. If improvements are completed after January 1 of any year, and the law, pursuant to TCA 67-5-509 and TCA 67-5-603, requires supplement assessment for the year in which improvements are completed, the company assumes no liability for taxes assessed by correction or supplemental assessment.

6. Subject to all matters shown on the Plan of record in Plat Book 4860, Page 28, Register's Office for Davidson County, Tennessee.

7. Restrictions of record in Book 4932, Page 76, Book 4956, Page 648 and Book 5430, Page 263, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

8. Bylaws of record in Book 5365, Page 7, in the Register's Office for Davidson County, Tennessee.