BILL GARRETT, Davidson County
Trans:T20120065864 DEEDWARR
Recvd: 09/04/12 09:51 4 pgs
Fees:22.00 Taxes:0.00
20120904-0079342

THIS DOCUMENT PREPARED BY HUNTER R. 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
Christopher J. Boggs & Marsha E. Wilson-Boggs, Trustees 262 Willow Lane Nashville, TN 37211	-SAME-	148 01 0 016.00

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, Christopher J. Boggs, 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 **Christopher J. Boggs and/or Marsha E. Wilson-Boggs, Trustees of The Christopher J. Boggs Living Trust, established by the Revocable Trust Agreement of Christopher J. Boggs dated August 15, 2012**, as amended from time to time, and to their successors in trust, as amended from time to time, 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 29th day of August, 2012.

Christopher J. Boggs

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

WITNESS my hand, at office, this 29th day of August, 2012.

My Commission Expires: 7/6/2015

Notary Public



EXHIBIT A

Legal Description

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

Lot No. 164 on the Plan of Hillbrook, Section III, as of record in Plat Book 3300, page 84, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Christopher J. Boggs, by deed from Neal Kent Barnhill and wife, Beverly Y. Barnhill, of record as Instrument No. 200911250108581, Register's Office for Davidson County, Tennessee.

This is improved property known as 262 Willow Lane, Nashville, Tennessee, 37211.