BILL GARRETT, Davidson County
Trans:T20120087685 DEEDWARR
Recvd: 11/16/12 10:08 3 pgs
Fees:18.00 Taxes:555.00
20121116-0105804

WARRANTY DEED

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

R-MFR-12-3503

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $150,000.00

Affiant

Subscribed and sworn to before me, this 31st DAY OF October, 2012.

Notary Public

MY COMMISSION EXPIRES: 01/07/2013
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
CAR Investments	CAR Investments	
900 Bowring Park	(NAME) 900 Bowring Park	
(ADDRESS) Nashville, TN 37215	(ADDRESS) Nashville, TN 37215	104-1-411.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we TRUDY FITZGERALD BIGGS, TRUSTEE OF THE THOMAS FRANCIS FITZGERALD REVOCABLE LIVING TRUST, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto CAR INVESTMENTS, GENERAL PARTNERSHIP
, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 18 ON THE PLAN OF WRENWOOD OF RECORD IN PLAT BOOK 1130, PAGE 55, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO THOMAS FRANCIS FITZGERALD, TRUSTEE OF THE THOMAS FRANCIS FITZGERALD REVOCABLE LIVING TRUST BY DEED FROM THOMAS F. FITZGERALD, UNMARRIED OF RECORD AT INSTRUMENT NUMBER 20050309-0026122 AND RE-RECORDED IN INSTRUMENT NO. 20050322-0031046, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED MARCH 8, 2005 AND RECORDED MARCH 22, 2005. THOMAS FRANCIS FITZGERALD HAVING SINCE RESIGNED AS TRUSTEE PURSUANT TO THE NOTICE OF TRUSTEE'S RESIGNATION DATED OCTOBER 30, 2012. TRUDY FITZGERALD BIGGS SIMULTANEOUSLY AND WITHIN THE SAME INSTRUMENT ACCEPTED THE APPOINTMENT OF TRUSTEE. CERTIFICATION OF TRUST ATTACHED HEREWITH AS EXHIBIT "A".

THIS CONVEYANCE IS SUBJECT TO A) 2012 PROPERTY TAXES AND SUBSEQUENT YEARS; B) INSTRUMENTS OF RECORD IN PLAT BOOK 1130, PAGE 55, SAID REGISTER'S OFFICE; AND C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

unimproved ( )
This is improved (X) property, known as 3503 Wrenwood Drive, Nashville, Tennessee 37205
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

Witness my/our hand(s) this 31st day of October, 2012.

The Thomas Francis Fitzgerald Revocable Living Trust

BY: Trudy Fitzgerald Biggs, Tr
Trudy Fitgerald Biggs, Trustee

STATE OF Tennessee
COUNTY OF Davidson

On this the 31st day of October, 2012, before me personally appeared Trudy Fitgerald Biggs, Trustee of The Thomas Francis Fitzgerald Revocable Living Trust, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 31st day of October, 2012.

C. Loy Carney
Notary Public

My Commission Expires:

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires August 23, 2016

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903

EXHIBIT A

Prepared By and Return To:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37215
615-383-2903

CERTIFICATION OF TRUST FOR
The Thomas Francis Fitzgerald Revocable Living Trust
DATED MARCH 8, 2005

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The undersigned, Trudy Fitzgerald Biggs, being first duly sworn, deposes and says that she is at least 18 years of age and further states as follows:

1. That The Thomas Francis Fitzgerald Revocable Living Trust dated March 8, 2005 is a valid, existing trust having been created by Thomas Francis Fitzgerald on March 8, 2005 and;

   (a.) The Grantor and original Beneficiary of the trust was Thomas Francis Fitzgerald; and
   (b.) The original Trustee for the trust was Thomas Francis Fitzgerald; and
   (c.) The First Successor Trustee was Trudy Fitzgerald Biggs.
   (d.) Thomas Francis Fitzgerald has now resigned as Trustee of the Thomas Francis Fitzgerald Revocable Living Trust, effective October 30, 2012; and
   (e.) Trudy Fitzgerald Biggs has recognized and accepted her role as Trustee within the notice of resignation, which was signed October 30, 2012.

2. That fee simple title to the real property located at 3503 Wrenwood Drive, Nashville, Davidson County, Tennessee was conveyed to Thomas Francis Fitzgerald, Trustee of the Thomas Francis Fitzgerald Revocable Living Trust by Quitclaim Deed dated March 8, 2005, and of record at 20050309-0026122, and re-recorded at 20050322-0031046, Register's Office for Davidson County, Tennessee.

3. That Trudy Fitzgerald Biggs, as Trustee of The Thomas Francis Fitzgerald Revocable Living Trust dated March 8, 2005, has the authority to bind the trust.

4. That some of the administrative and/or managerial powers of the Trustee are:

   To manage, exchange, dispose of or sell Trust Property without the consent of the Beneficiaries.

5. 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 the 31st day of October, 2012.

The Thomas Francis Fitzgerald Revocable Living Trust

Trudy Fitzgerald Biggs, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 31st day of October, 2012, before me personally appeared Trudy Fitzgerald Biggs, Trustee of The Thomas Francis Fitzgerald Revocable Living Trust dated March 8, 2005, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his free act and deed.

Witness my hand and official seal, this the 31st, day of October, 2012.

LAURA MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Notary Public

Comm. Expires 5/20/14