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 $557,750.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF JANUARY, 2013.

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
Bruce L. Bennett **Angela Bennett**	**NEW OWNER**	**Lot 1: part of 130-7-128 and 130-7-129**
(NAME) B. L. Bennett & Assoc. 3310 West End Ave, Ste 470	(NAME)	**Lot 2: Part of 130-7-128 and 130-7-129**
(ADDRESS) Nashville, TN 37203	(ADDRESS)	
(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, I, **Leslie Thomas Hart, Jr., Trustee of a certain Revocable Trust Agreement of Leslie Thomas Hart, Sr. and wife, Gladys K. Hart u/a/d March 30, 1994 and as amended May 21, 2007.**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Bruce L. Bennett and wife, Angela Bennett**, 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:

Being Lots 1 and 2 on the Resubdivision of Lots 8, 9 and 10 of Block "A" The Plan of Tyne Meade of record in Instrument No. 20130110-0003226 Register's Office for Davidson County, Tennessee which plan voids, vacates and supercedes the original Plan of record in Plat Book 1130, page 14 in said Register's Office.

Being the same property conveyed to Leslie Thomas Hart, Jr. Trustee of a Certain Revocable Trust Agreement dated March 30, 1994 by Quitclaim Deed from Leslie Thomas Hart and Gladys K. Hart of record in Book 9297, page 512 Register's Office for Davidson County, Tennessee.

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.

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

unimproved ☒
This is improved ☐ property, known as **800 Lynwood Boulevard, Nashville, TN 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 GRANTEES, their heirs and assigns forever; and I do covenant with the said GRANTEES that I am 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 I do further covenant and bind myself, my 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.

Witness my hand this 14th day of January, 2013

Leslie Thomas Hart, Jr., Trustee

Leslie Thomas Hart, Jr., Trustee

BILL GARRETT, Davidson County
Trans:T20130004652 DEEDWARR
Recvd: 01/17/13 08:15 4 pgs
Fees:23.00 Taxes:2063.68

20130117-0005442

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Leslie Thomas Hart, Jr., Trustee of the certain Revocable Trust Agreement dated march 30, 1994 and as amended may 21, 2007, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument in his capacity as Trustee for the aforesaid Trust for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 14th DAY OF JANUARY, 2013.

My Commission Expires
7/6/2015

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

Notary Public

CERTIFICATION OF TRUST
FOR THE
REVOCABLE TRUST AGREEMENT
OF LESLIE AND GLADYS HART

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The undersigned, Leslie Thomas Hart, Jr. being first duly sworn, deposes and says he is at least 18 years of age and is a currently acting trustee of the Revocable Trust Agreement of Leslie and Gladys Hart, and further states as follows:

1. The Revocable Trust Agreement of Leslie and Gladys Hart is a valid, existing trust, having been created by a written Agreement dated March 30, 1994, and amended May 21, 2007.

2. (a) The grantors of the trust are Leslie Thomas Hart, Sr. (deceased) and Gladys K. Hart.

   (b) The currently acting trustee is Leslie Thomas Hart, Jr.

   (c) The named successor trustee is First Tennessee Bank.

3. The administrative and/or managerial powers of the trustee are setforth in Item VII of the Trust Agreement. In addition to the specific power and authority to sell any trust estate property as setforth in Item VII A (3), the Trustee is vested with all the powers enumerated under the provisions of TCA 35-50-110 which includes the power to sell 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 Gladys K. Hart.

5. The condition for the succession of the successor trustee is the resignation of the current Trustee.

6. The Trust shall be identified by the Social Security Number of Gladys K. Hart.

7. Trust property should be titled as follows: Leslie Thomas Hart, Jr., Trustee of a certain Revocable Trust Agreement dated March 30, 1994.

8. 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 14th day of January, 2012.

Leslie Thomas Hart, Jr.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a notary public of the state and county aforesaid, personally appeared **LESLIE THOMAS HART, JR.**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument as his free act and deed for the purposes therein contained.

Witness, my hand and official seal at Nashville, Tennessee, this the 14th day of January, 2013.

My Commission Expires: 7-6-15

Notary Public

Shannon Philbin

Printed Name of Notary

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

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