BILL GARRETT, Davidson County
Trans:T20130007292 DEEDWARR
Recvd: 01/28/13 09:18 3 pgs
Fees:17.00 Taxes:0.00
20130128-0008551

THIS DOCUMENT PREPARED BY JEFFREY 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
John W. Wagster & Lynda W. Wagster, Trustees 431 Prestwick Court Nashville, Tennessee 37205	SAME	104 14 0H 038.00

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, **Lynda W. Wagster**, 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, have bargained and sold, and by these presents do transfer and convey unto **John W. Wagster and/or Lynda W. Wagster, Trustees of The John & Lynda Wagster Living Trust, established by the Revocable Trust Agreement of John W. Wagster and Lynda W. Wagster dated January 23, 2013**, as amended and restated from time to time, and to their successors in trust, 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 covenant with the said Grantees that the Grantor is lawfully seized and possessed of said real property, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and the Grantor 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 our hands this 23rd day of January, 2013.

Lynda W. Wagster

Lynda W. Wagster

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

WITNESS my hand, at office, this 23rd day of January, 2013.

My Commission Expires: _____

JEFFREY C. MOBLEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES:
March 3, 2015

_____
Notary Public

EXHIBIT A

Legal Description

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

Being Lot No. 27 on the Revised Final Plat of Whitworth, Phase 3, Section 2, of record in Book 7900, page 969, amended in Book 9582, page 838, and corrected by Surveyor's Certificate of Correction of record in Book 10270, page 34, Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Lynda W. Wagster by deed from Joyce M. Rice of record as Instrument 20060901-0108526, Register's Office of Davidson County, Tennessee.

This is improved property known as 431 Prestwick Court, Nashville, Tennessee 37205.