Prepared by and return to:

HARGROVE MADDEN LLP
2910 Shelbyville Road, Ste 124
Louisville, Kentucky 40243

BILL GARRETT, Davidson County
Trans:T20130020510 DEEDWARR
Recvd: 03/13/13 13:33 3 pgs
Fees:17.00 Taxes:0.00

20130313-0025031

This instrument prepared without benefit of abstract or title examination.

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that **JUDITH A. MUSGROVE** and **KENDALL D. MUSGROVE,** wife and husband, (hereinafter referred to as "Grantors"), of Davidson County, Tennessee, for good and valuable consideration, do hereby convey to **JUDITH A. MUSGROVE, Trustee of the JUDITH A. MUSGROVE REVOCABLE LIVING TRUST**, such trust having been established under that certain revocable trust agreement dated September 12, 2012, by JUDITH A. MUSGROVE, as settlor and as trustee (hereinafter referred to as "Grantee"), all of the Grantors' right, title and interest in the following real property situated in the County of Davidson and State of Tennessee:

> Land in Davidson County, Tennessee, being Lot No. 31 on the Plan of Oak Hill Valley of record in Plat Book 1835, pages 15 – 16, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.
>
> Being the same property conveyed to Kendall D. Musgrove and Judith A. Musgrove, husband and wife, by deed from Carol Evans and Francis A. Roberts, wife and husband, of record in Instrument #20110526-0040364, said Register's Office.
>
> This conveyance is subject to (a) 2011 real property taxes; (b) all matters appearing on the plan of record in Book 1835, pages 15 and 16, said Register's Office; (c) restrictive covenants of record in Book 1788, page 186 and Book 1809, page 539, said Register's Office; (d) sewer easements of record in Book 6232, page 972 and in Book 6391, page 633, said Register's Office; and (e) order of record in Book 5262, page 646, said Register's Office.

TO HAVE AND TO HOLD the above real property, with the appurtenances, hereditaments, estate, and title thereunto belonging, to the said Grantee and the Grantee's successors and assigns forever. Grantors hereby covenant with the said Grantee and the Grantee's successors and assigns, that Grantors are lawfully seized and possessed of said real property in fee simple and have a good right to convey it, and that said real estate is unencumbered.

Grantors further covenant and bind Grantors and Grantors' heirs and representatives to warrant and forever defend the title to the above real property to Grantee and the Grantee's successors and assigns against the lawful claims and demands of all persons.

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.

This is a transfer to a revocable trust, and the actual consideration for this transfer is NONE ($0.00). This conveyance is exempt from recordation tax under TCA § 67-4-409(a)(3)(F). No oath of value is required for this deed in accordance with the provisions of TCA. § 67-4-409(a)(5).

IN TESTIMONY WHEREOF, we have hereunto set our hands on March 6th, 2013.

JUDITH A. MUSGROVE

KENDALL D. MUSGROVE

STATE OF TENNESSEE)
) ss.
COUNTY OF DAVIDSON)

Personally appeared before me, JUDITH A. MUSGROVE and KENDALL D. MUSGROVE, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and acknowledged that they executed the forgoing instrument as their free act and voluntary deed.

Witness my hand, at office, on March 6, ~~2012.~~ 2013 AJR

Notary Public
Wells Fargo Advisors

My commission expires:

8/23/2013

GREGORY T RODEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
COMM. EXP. 8-23-16

Property address:

938 Oak Valley Lane
Nashville, Tennessee 37220

Mail tax notices to:

Judith A. Musgrove
938 Oak Valley Lane
Nashville, Tennessee 37220

Name and address of new property owner:

Judith A. Musgrove, Trustee of the
Judith A. Musgrove Revocable Living Trust
938 Oak Valley Lane
Nashville, Tennessee 37220

Tax parcel number: 13213004800

4737/0000.00142647.DOC