BILL GARRETT, Davidson County
Trans:T20130024832 DEEDWARR
Recvd: 03/27/13 13:20 3 pgs
Fees:17.00 Taxes:0.00
20130327-0030092

This Instrument prepared by:
D. Jefferson Herring, Attorney
The Pilcher Building, Suite 200
144 Second Avenue North
Nashville, TN 37201

# WARRANTY DEED

| | |
|---|---|
| **Grantor:** **Meri Lyn Kock** | |
| **Grantee:** **Meri Lyn Kock, Trustee of Meri Lyn Kock Revocable Trust Established July 13, 2009** | |
| **County:** **Davidson, Tennessee** | |
| Meri Lyn Kock, Trustee<br>2832 Paddle Wheel Drive<br>Nashville, TN 37214 | **Send Tax Bills To**<br>Wells Fargo Home Mortgage<br>P.O. Box 10335<br>Des Moines, IA 50306-0335 |
| | **Map and Parcel No. (s):**<br>062-02-0B-78 |

**AFFIDAVIT**

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The undersigned hereby states that this Warranty Deed conveys property to a revocable living trust and pursuant to T.C.A. § 67-4-409(a)(3)(F) this conveyance is exempt from transfer tax.

Meri Lyn Kock
Trustee of Meri Lyn Kock Revocable Trust
Established July 13, 2009
Affiant

Subscribed and sworn to before me, this 19th day of March, 2013.

Notary Public
My commission Expires July 6, 2015.

D. JEFFERSON HERRING STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

affix seal here

## RECITALS:

**WHEREAS**, on July 13, 2009, Meri Lyn Kock ("the Grantor") established by agreement (the "Trust Agreement") the Meri Lyn Kock Revocable Trust, which is a revocable living trust;

**WHEREAS**, Meri Lyn Kock is appointed trustee of such trust (the "Trustee");

**WHEREAS**, the Grantor owns a parcel of property described in the attached Exhibit A ("the Property"); and

**WHEREAS**, the Grantor intends to convey the Property to the Trustee to be administered as provided under the Trust Agreement as amended or restated.

**NOW, THEREFORE, IN CONSIDERATION** of the premises, and for ten dollars ($10.00) cash in hand paid, and for other good and valuable consideration the receipt of which is hereby acknowledged, **Meri Lyn Kock,** an unmarried person, ("the Grantor") has this day bargained and sold, and does hereby transfer and convey unto **Meri Lyn Kock, Trustee of the Meri Lyn Kock Revocable Trust Established July 13, 2009,** ("the Grantee"), her successors and assigns in trust, the real estate described in Exhibit A, attached hereto (the "Property").

**TO HAVE AND TO HOLD** the Property, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, its successors, heirs and assigns forever. The Grantor does hereby covenant that she is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it and that the same is unencumbered, except for current year metropolitan property taxes, that certain deed of trust in favor of Wells Fargo Bank (the successor to F&M Bank) recorded as Instrument No. 20121221-0117942, Register's Office for Davidson County, and as may be otherwise stated on Exhibit A.

The Grantor further covenants and binds herself, her heirs and representatives, to warrant and forever defend the title to the Property to the Grantee, her successors, heirs and assigns, against the claims of all persons.

**IN WITNESS WHEREOF,** the Grantor has signed this Warranty Deed on this 19th day of March, 2013.

**Meri Lyn Kock**
**Grantor**

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Meri Lyn Kock**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 19th day of March, 2013.

Notary Public

My Commission Expires July 6, 2015.

D. JEFFERSON HERRING STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

# EXHIBIT A

Land in Davidson County, Tennessee, described as follows:

Lot No. 239 on the Plan of Abbington Park, Phase One, Section Two, of record as Instrument No. 20030922-0139712 and Instrument No. 20031006-0146904, Register's Office for said County, to which pan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to the Meri Lyn Kock from Meri Lyn Kock, Trustee of the Meri Lyn Kock Revocable Trust, Dated July 13, 2009, by deed of record as Instrument No. 20121206-0112595, Register's Office for Davidson County, Tennessee.

The property is subject to all matters of record including encumbrances, easements and restrictions set forth in the plan of record.

This is improved property known as 2832 Paddle Wheel Drive, Nashville, Tennessee 37214.

The legal description above was taken from the deed by which the Property was conveyed to the Grantor. The Property was not surveyed at the time of this conveyance and no title search was performed.

C:\Docs\7-EP\Kock\RealEstate\deed.wpd