BILL GARRETT, Davidson County
Trans:T20130026107 DEEDWARR
Recvd: 04/01/13 15:33 3 pgs
Fees:17.00 Taxes:0.00
20130401-0031837

THIS DOCUMENT PREPARED BY **STEPHANIE J. EDWARDS** 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 owner:	Send Tax Bills to:	Map-Parcel Numbers
Rebecca Sue Mader, Trustee 1720 Southwind Drive Nashville, TN 37217	SAME	Map135-1 Parcel 37 2DU-6780

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, Rebecca Sue Mader, 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, has bargained and sold, and by these presents does transfer and convey unto Rebecca Sue Mader, Trustee of The Rebecca Sue Mader Revocable Trust dated March 29, 2013, as amended from time to time, and to his her successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the Grantee, and the Grantee's successors, heirs and assigns, all of the Grantor's right, title and interest in and to a certain tract(s) or parcel(s) of land in the State of Tennessee, being 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 Grantee.

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 Grantee, the Grantee's successors, heirs and assigns, forever; and the Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said real property, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and the Grantor does 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 Grantee, the Grantee's successors, heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 29th day of March, 2013.

Rebecca Sue Mader

Rebecca Sue Mader

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

WITNESS my hand, at my office, this 29th day of March, 2013.

Notary Public

My Commission Expires:

STEPANIE J. EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 6, 2013

EXHIBIT A

Legal Description

BEING Lot 166 on the Plan of Town Park Estates, as of record in Book 3300, pages 64 and 65, said Register's Office, to which plan reference is made for a more complete description.

Being the same property conveyed to Douglas C. Mader and wife, R. Sue Mader by deed from Robert Lee Taylor and wife, Linda Sue Davis Taylor of record in Book 5687, page 170, Register's Office for Davidson County, Tennessee.

Douglas C. Mader having died on November 25, 2012.