BILL GARRETT, Davidson County
Trans:T20130035515 DEEDWARR
Recvd: 04/30/13 12:18 6 pgs
Fees:33.00 Taxes:3422.50

20130430-0043015

RETURN TO / PREPARED BY:
First Title and Escrow Company, Inc.
2000 Richard Jones Rd., Ste. 110
Nashville, TN 37215
FTEC File # 31142
(Davidson County File Box 9-B)

This Instrument Prepared by:
Harris A. Gilbert, Esq.
Wyatt, Tarrant & Combs, LLP
2525 West End Avenue, Suite 1500
Nashville, Tennessee 37203

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or true value, whichever is greater for this transfer is $925,000.00

Affiant

Subscribed and sworn to before me this
29th day of April 2013.

Notary Public

My Commission Expires: My Commission Expires MAY 3, 2016

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NAME AND ADDRESS OF NEW OWNER:	SEND TAX BILL	MAP AND PARCEL:
L. Glenn Worley, Trustee of the Smith Family Trust U/A February 24, 2013 **112 Westwood Place, Suite 240** **Brentwood, TN 37027**	**Same as Owner**	**116-4** **67 P/O 66**

WARRANTY DEED

FOR GOOD AND VALUABLE CONSIDERATION of the sum of Ten ($10.00) Dollars and other good and valuable consideration, the receipt and sufficiency of which are acknowledged, **HARRIS A. GILBERT, JENNIFER LEE GILBERT AND HARRIS NORMAN GILBERT, CO-TRUSTEES OF THE DIANNE D. GILBERT TESTAMENTARY TRUST**, and no further or otherwise, (the "Grantors"), have bargained and sold and do hereby transfer and convey unto **L. GLENN WORLEY, TRUSTEE OF THE SMITH FAMILY TRUST U/A FEBRUARY 24, 2013**, with full power to sell, mortgage, encumber, lease, convey or otherwise alienate without the joinder of any beneficiary, (the "Grantee"), its successors and/or assigns, certain tract(s) or parcel(s) of land located in Davidson County, Tennessee, as more particularly described in **Exhibit A** attached hereto and incorporated herein by this reference, and with the exceptions set forth on **Exhibit B** attached hereto and incorporated herein by this reference, referred to as the "Property". The Property is improved property known as **245 Ensworth Avenue, Nashville, Tennessee 37205.**

TO HAVE AND TO HOLD the Property, together with all the appurtenances and hereditaments thereunto belonging or in any way appertaining to the said Grantee, his heirs, representatives and assigns, forever.

AND Grantors covenant with the Grantee that they are lawfully seized and possessed of the Property in fee simple, that they have good right to sell and convey the same, that the same is unencumbered, and that Grantors covenant and bind themselves, their successors, heirs and assigns, to warrant and forever defend the title to the Property against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantors have caused this instrument to be executed on this 18th day of April, 2013.

GRANTOR:

HARRIS A. GILBERT, CO-TRUSTEE OF THE DIANNE D. GILBERT TESTAMENTARY TRUST

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the state and county aforesaid, personally appeared HARRIS A. GILBERT, CO-TRUSTEE OF THE DIANNE D. GILBERT TESTAMENTARY TRUST, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND AND SEAL, at office in Davidson County, this 29th day of April, 2013.

Notary Public

My Commission Expires:

GEORGE E. MUDTER JR.
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 3, 2015

GRANTOR:

HARRIS NORMAN GILBERT, CO-TRUSTEE OF THE DIANNE D. GILBERT TESTAMENTARY TRUST

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the state and county aforesaid, personally appeared HARRIS NORMAN GILBERT, CO-TRUSTEE OF THE DIANNE D. GILBERT TESTAMENTARY TRUST, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND AND SEAL, at office in Davidson County, this 29th day of April, 2013.

Notary Public

My Commission Expires:

GEORGE E. MUDTER, JR.
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 3, 2016

GRANTOR:

JENNIFER LEE GILBERT, CO-TRUSTEE OF THE
DIANNE D. GILBERT TESTAMENTARY TRUST

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the state and county aforesaid, personally appeared JENNIFER LEE GILBERT, CO-TRUSTEE OF THE DIANNE D. GILBERT TESTAMENTARY TRUST, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND AND SEAL, at office in Davidson County, this 18th day of April, 2013.

Notary Public

My Commission Expires: 5/3/16

DEBORAH B. IRMICK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
Commission Expires MAY 3, 2016

EXHIBIT "A"
LEGAL DESCRIPTION

Land in Davidson County, Tennessee being part of Lots 7 and 8 on the Revised Plat Resubdivision for Mrs. Claude Waller, of Lots 4, 5, 6, 9, 10, 11, 14 & 15 on the map of Ensworth, as of record in Book 421, page 175, Register's Office for said County, being Tract "B" as shown on a sruvey made by E. L. Miller, Jr. and Company, dated November 12, 1964, and described as follows:

Beginning on the westerly margin of Ensworth Avenue at the corner of Tracts "A and B" as shown on said survey; thence with said Avenue south 7° west 223.4 feet to an iron pin; thence north 83° west 130.7 feet to an iron pin; then north 44° 52' west 187.2 feet to an iron pin; thence north 83° 00' west to an iron pin; thence north 33° 20' west 292 feet to an iron pin; thence south 66° 04' east 149.5 feet to an iron pin; thence south 47° 16' east 119.7' to an iron pin; thence south 83° 00' east 418.5' to an iron pin at the point of beginning.

Being the same property conveyed to Harris A. Gilbert and wife, Dianne D. Gilbert, by deed from Freda H. Gilbert, of record as Book 3857, page 934, dated February 4, 1965, said Register's Office. Being further conveyed to Dianne D. Gilbert by deed from Harris A. Gilbert, of record as book 4493, page 835, dated April 15, 1971, said Register's Office. The said Dianne D. Gilbert having since died on or about September 29, 2005, laving a Last Will and Testament which was filed in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, under Docket No. 05P1607, in which the subject property was devised to Harris A. Gilbert, Jennifer Lee Gilbert and Harris Norman Gilbert, as Co-Trustees of the Dianne D. Gilbert Testamentary Trust.

EXHIBIT "B"
EXCEPTIONS

1. Real Property Taxes for the year 2013 for Davidson County, Map-Par. 116-04-0-067 which have been pro rated and assumed by Buyer, subject to readjustment when the tax assessment is made.

2. Restrictive Covenants contained in instrument of record as Book 626, page 542, said Register's Office.

3. Matters shown on the Plan of record as Plat Book 421, page 175, said Register's Office.

4. Sanitary Sewer Easement of record as Book 3403, page 54, Exceptions to Easement of record as Book 4073, page 572, said Register's Office.

5. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record as Book 3957, page 33, said Register's Office.

6. There is an unrecorded License Agreement dated January 15, 2005 between Dianne D. Gilbert, deceased, the then owner of the property and Robert Mangilardi and wife, Wendy Mangilardi regarding a use of the back-end of the Gilbert property under a License Agreement and not as an easement for a drainage pipe to be used in accordance with the License Agreement which can be cancelled at any time upon 60-days notice by the Grantor. This Agreement has been furnished to the Grantee.