THIS INSTRUMENT PREPARED BY:
CHRISTIAN S. HOFSTETTER
95 White Bridge Road, Suite 503
Nashville, TN 37205

THIS TRANSFER IS EXEMPT FROM REAL ESTATE TRANSFER TAX PURSUANT TO T.C.A. §67-4-409(a)(3)(F).

ADDRESS NEW OWNERS:	**SEND TAX BILL TO:**	**PARCEL ID:**
E. Eugene Workman, Trustee Marjorie H. Workman, Trustee 1408 Ravenna Ct. N Antioch, TN 37013	Same	104 01 0 112.00

BILL GARRETT, Davidson County
Trans:T20130037605 DEEDWARR
Recvd: 05/06/13 13:01 2 pgs
Fees:12.00 Taxes:0.00

20130506-0045565

WARRANTY DEED

For and in consideration of the sum of TEN AND 00/100 DOLLARS ($10.00), cash and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Erwin E. Workman** hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto **E. Eugene Workman, Trustee** and **Marjorie H. Workman, Trustee** of **The Erwin Eugene Workman and Marjorie H. Workman Revocable Living Trust**, hereinafter referred to as Grantee, its successors and assigns, their interest in and to a certain tract or parcel of land situated in Davidson County, State of Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being part of Lot. No. 37, Block 27, on the Plan of Plummer Place, of record in Book 161, Page 39, and shown as part of an unnumbered tract on the plan of Valley View Subdivision, Section I, Revised, of record in Book 2331, Page 113, both in the Register's Office for said county, and more fully described according to a February 27, 1979 survey by John B. Kohl, III, Tennessee Registered Land Surveyor No. 100, as follows: Beginning at an iron pin on the westerly margin of Chamberlain Street located southwardly 100.0 feet from a concrete monument at the intersection of said margin and the southerly margin of Sentinel Drive, said iron pin also being the common front corner of Lot No. 37, herein conveyed and Lot No. 37A as described in an instrument of record in Book 5109, Page 659, said Register's Office; thence, with the line between said Lots, westwardly 150.0 feet to the easterly margin of a 12 foot alley; thence, with said margin northwardly 50.0 feet to an iron pin at the corner rear corner of Lots Nos. 36 and 37: thence, with the line between said lots (and along the center of a wall according to an instrument conveying Lot No. 36 and part of Lot No. 37, of record in Book 4674, Page 457, said Register's Office), eastwardly 87.4 feet to a point; thence S 86 degrees E 62.6 feetto a point on the westerly margin of Chamberlain Street, said point being located southwardly 3.2 feet from the original common front corner of Lots Nos. 36 and 37; thence with the westerly margin of said Street southwardly 46.8 feet to the point of beginning.

Being the same property conveyed to Erwin E. Workman by deed from Patricia A. Thomas, of record in Instrument #20041025-0128214, Register's Office for Davidson County, Tennessee.

This is improved property known as 187 Chamberlin Street, Nashville, TN 37209.

This conveyance is made subject to any and all restrictions, easements, encumbrances and covenants of record.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors, assigns and representatives forever. And the undersigned, do covenant with the said Grantee that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, except as noted above.

And, Grantors further covenant and bind themselves, their heirs, successors and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, its successors, assigns, and representatives, against the lawful claims of all persons, whomsoever.

WITNESS my hand this 3rd day of May, 2013.

Erwin E. Workman

Erwin E. Workman

STATE OF TENNESSEE)

COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Erwin E. Workman** the within named bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Antioch, TN, this 3rd day of May, 2013.

Douglas Little

NOTARY PUBLIC

DOUGLAS LITTLE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires: March 7, 2017

The information contained herein was supplied solely by the parties hereto without the benefit of title examination. The preparer makes no warranty as to the state of title to the real property conveyed herein or to the accuracy of the information contained herein.