BILL GARRETT, Davidson County
Trans:T20130039505 DEEDWARR
Recvd: 05/13/13 09:13 3 pgs
Fees:17.00 Taxes:0.00
20130513-0047775

THIS DOCUMENT PREPARED BY **HUNTER R. MOBLEY** 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 owners:	Send Tax Bills to:	Map-Parcel Numbers
Rodney G. Reed & Debora J. Reed, Trustees 320 Old Hickory Blvd., #2900 Nashville, TN 37221	SAME	128 12 0A 174.00

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, Rodney G. Reed, 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 **Rodney G. Reed and/or Debora J. Reed, Trustees of The Rodney G. Reed Living Trust, established by the Revocable Trust Agreement of Rodney G. Reed dated January 7, 2013**, as amended from time to time, and to their successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the Grantees, and the Grantees' successors, heirs and assigns, all of the Grantor's right, title and interest in and to real property in the State of

Tennessee 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 Grantees.

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 Grantees, the Grantees' successors, heirs and assigns, forever; and the Grantor does covenant with the said Grantees 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 Grantees, the Grantees' successors, heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 30th day of April, 2013.

Rodney G. Reed

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Rodney G. Reed, 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 office, this 14th day of January, 2012.

My Commission Expires: 7/6/2015

HUNTER R. MOBLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2015

Notary Public

EXHIBIT A

Legal Description

All that certain parcel of land situated in the County of Davidson, State of Tennessee, being known and designated as follows: Unit No. 2900, Building No. 10, on the Plan of Section 10, phase ID, Eagle Ridge at the Reserve Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended in Tennessee Code Annotated, and as established by a Master Deed and By-Laws of record in Instrument No. 200111011-0110875, as Supplemented and Amended by Supplement and Amendment No. 36, to the Master Deed, of record in Instrument No. 20040716-0084980, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said unit as set forth in said Master Deed. Reference is hereby made to the Plat of Eagle Ridge at the Reserve Condominiums as shown on Exhibit A to the Master Deed of record as aforementioned, said Register's Office, for a more complete identification and description of such unit.

Being the same property conveyed to Rodney G. Reed by deed from Rodney G. Reed and Debora J. Reed, of record as Instrument No. 20130502-0044511, Register's Office for Davidson County, Tennessee.

This is improved property known as 320 Old Hickory Blvd., #2900, Nashville, Tennessee 37221.