BILL GARRETT, Davidson County
Trans:T20130051839 DEEDWARR
Recvd: 06/19/13 14:55 3 pgs
Fees:17.00 Taxes:0.00
20130619-0062904

THIS DOCUMENT PREPARED BY **JEFFREY 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
Dannie Epstein & Janet Bush Epstein, Trustees 1912 19th Ave., South Nashville, Tennessee 37212	SAME	104 12 0 188.00

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, **Dannie Epstein and Janet B. Epstein, as tenants in common**, hereinafter called the Grantors, for the purpose of transferring the Grantors' entire ownership interest in the subject real property to a revocable inter-vivos (living) trust established by the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Dannie Epstein and Janet Bush Epstein, Trustees of The Dannie & Janet Epstein Living Trust, established by the Revocable Trust Agreement of Dannie Epstein and Janet Bush Epstein dated June 12, 2013**, as amended and restated 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 Grantors' 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 Grantors covenant with the said Grantees that the Grantors are lawfully seized and possessed of said real property, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and the Grantors further covenant and bind the Grantors, the Grantors' 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 our hands this 12th day of June, 2013.

Dannie Epstein

Janet Bush Epstein

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Dannie Epstein and Janet Bush Epstein, with whom I am personally acquainted, and who acknowledged that such persons executed the within instrument for the purposes therein contained.

WITNESS my hand at office this 12th day of June, 2013.

My Commission Expires: _____

JEFFREY MOBLEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

MY COMMISSION EXPIRES:
March 3, 2015

Notary Public

EXHIBIT A

Legal Description

Land in Davidson County, Tennessee being the northerly 20 feet of Lot No. 48 and the southerly 35 feet of Lot No. 49 on the Plan of Christopher and Kirman's Belmont Park Addition to Nashville, as of record in Book 57, page 158, Register's Office for said County.

Said northerly part of Lot 48 and the southerly part of Lot 49 fronts together 55 feet on the easterly side of 19th Avenue South, formerly Avondale Avenue, and runs back between parallel lines 159 feet to an alley.

Being the same property conveyed to Dannie Epstein and Janet B. Epstein, as tenants in common, by deed from Michael D. Sontag, of record in Book 11740, page 32, Register's Office for Davidson County, Tennessee.

Janet Bush Epstein and Janet B. Epstein are one and the same person.

This is improved property known as 1912 19th Ave., South, Nashville, Tennessee 37212.