This transfer is exempt from the Tennessee real estate recording tax pursuant to T.C.A. § 67-4-409(a)(3)(G).

THIS INSTRUMENT PREPARED BY:
Equitus Law Alliance, PLLC
P.O. Box 280240
Nashville, TN 37228-0240

FROM: James T. Ellis, Trustee of The Pierce S. Ellis, Jr. And Harriet P. Ellis Joint Revocable Living Trust ("GRANTOR")

TO: James T. Ellis ("GRANTEE")

New Owners are as Follows:	**Send Tax Bills to:**	**Parcel ID:**
James T. Ellis 5204 Regent Drive Nashville, TN 37220	James T. Ellis 5204 Regent Drive Nashville, TN 37220	16003003300

TRUSTEE'S DEED

KNOW ALL MEN BY THESE PRESENTS that James T. Ellis, Trustee of The Pierce S. Ellis, Jr. And Harriet P. Ellis Joint Revocable Living Trust, dated May 22, 1992 and amended and restated on February 12, 2013, for and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, has bargained and sold, and does hereby transfer and convey, as part of a distribution from trust, unto James T. Ellis, his heirs, successors, and assigns, its entire right, title, and interest in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

LAND in the 6th Civil District of Davidson County, being Lot No. 277 on the Plan of Haileywood Estates, Section VIII, as of record in Book 2854, Page 19, Register's Office for Davidson County, Tennessee.

SAID Lot No. 277 fronts 94.0 feet on the northerly side of Regent Drive and runs back 221.3 feet on the westerly line and 222.9 feet on the easterly line to a line in the rear, on which it measures 118.0 feet.

BEING the same property conveyed to Pierce S. Ellis, Jr. (Deceased) and wife, Harriet P. Ellis (Deceased), trustees under Agreement Dated May 22, 1992, from Pierce S. Ellis, Jr. And Harriet P. Ellis by Quit Claim Deed dated May 22, 1992, of record in Book 8632, Page 295, in the Register's Office for Davidson County, Tennessee.

This is improved property located at 5204 Regent Drive, Nashville, Tennessee 37220.

TO HAVE AND TO HOLD the said parcels of land, with the appurtenances, estate, title and interest thereto belonging to the said James T. Ellis, his heirs, successors and assigns, forever, in fee simple.

And the Trustee does covenant with the said James T. Ellis, that he is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, except as follows:

1. 2013 Davidson County Real Property Taxes, a lien not currently due.

BILL GARRETT, Davidson County
Trans: T20130058970 DEEDWARR
Recvd: 07/11/13 09:36 2 pgs
Fees: 12.00 Taxes: 0.00
20130711-0071635

2. All existing and recorded easements, rights of way and restrictions, all zoning regulations, building restrictions and setback lines, if any, and easements or right of ways for public utilities.

GRANTOR covenants with GRANTEE that he has done nothing in his capacity as Trustee to impair the title as received by GRANTOR during the time of the administration of the Trust, and she will warrant and defend the title against the lawful claims of all persons claiming by or through them in their representative capacity, but not further or otherwise.

WITNESS my hand, this 26th day of June, 2013.

THE PIERCE S. ELLIS, JR. AND HARRIET P. ELLIS
JOINT REVOCABLE LIVING TRUST

James T. Ellis

James T. Ellis, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public of said State and County, James T. Ellis, with whom I am personally acquainted, and who acknowledged that he is the Trustee of The Pierce S. Ellis, Jr. and Harriet P. Ellis Joint Revocable Living Trust and is authorized to execute this instrument on behalf of the Trust and that as such he executed this instrument for the Trusts for the purposes therein contained.

Witness my hand, this 26th day of June, 2013.

Tina K. Anderson

Notary Public

TINA K. ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My commission expires: 12-09-2015

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration of value for this transfer is $-0-.

Affiant

Subscribed and sworn to before me this 3 day of July, 2013.

Regina M. Keith

Notary Public

REGINA M. KEITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires: 5-8-17

The legal description and how title to the property is vested have been furnished to the draftsman by the Grantor, by third parties or from the record. No examination of title has been undertaken by the draftsman hereof, and no representations or warranties as to the state of title of the subject property are made. The draftsman assumes no liability as to the accuracy thereof. Failure to record this document timely may jeopardize your rights to the property.