THIS DOCUMENT PREPARED BY	This transfer is exempt from real estate transfer tax pursuant to T.C.A. §67-4-409(a)(3)(F).
Bryan Howard Howard Mobley Hayes & Gontarek, PLLC 2319 Crestmoor Road Nashville, Tennessee 37215 (615) 627-4444	

Address of new owner:	Send Tax Bills to:	Map-Parcel Numbers
Alix W. Sharp, Trustee 215 Leonard Avenue Nashville, Tennessee 37205	SAME	Map: 104-13 Parcel: 60

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, ALIX W. SHARP (a/k/a Alix Ingrid Sharp), 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 ALIX W. SHARP, Trustee of The Alix W. Sharp Revocable Trust dated August 26, 2013, as amended from time to time, and to her successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the Grantee, and the Grantee's successors, heirs and assigns, all of the Grantor's right, title and interest in and to a certain tract(s) or parcel(s) of land in the State of Tennessee, being more particularly described on Exhibit A attached hereto and incorporated herein by reference.

BILL GARRETT, Davidson County
Trans:T20130080844 DEEDWARR
Recvd: 09/18/13 11:21 3 pgs
Fees:17.00 Taxes:0.00
20130918-0098323

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 Grantee.

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

WITNESS my hand this 6 day of September, 2013.

ALIX W. SHARP

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ALIX W. SHARP, 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 6 day of September, 2013.

JONATHAN L. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires June 21, 2016

Notary Public

My Commission Expires: 6-21-16

EXHIBIT A

Legal Description

Land lying in the Davidson County, Tennessee, more particularly described as follows:

Lot No. 28 on the Map of Bransford Realty Company's Plan of Lots 6 to 23, both inclusive, in Block "G" in Whitland Realty Company's Subdivision, as of record in Plat Book 547, page 53, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Vernon H. Sharp and Alix Ingrid Sharp, husband and wife, by deed from Benjamin C. Fordham and wife, Barbara R. Fordham, of record in Book 7012, page 220, Register's Office for Davidson County, Tennessee. Vernon H. Sharp died January 21, 1999.

This is improved property known as 215 Leonard Avenue, Nashville, Tennessee 37205.