RE-RECORD

BILL GARRETT, Davidson County
Trans:T20130084539 DEEDWARR
Recvd: 10/01/13 09:16 7 pgs
Fees:37.00 Taxes:0.00
20131001-0102693

BILL GARRETT, Davidson County
Trans:T20130039802 DEEDWARR
Recvd: 05/13/13 13:57 6 pgs
Fees:32.00 Taxes:0.00
[redacted]
20130513-0048128

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

| Address of new owner: | Send Tax Bills to: | Map-Parcel Numbers |
|---|---|---|
| R. Leslie Charnock, Trustee<br>101 Rolling Mill Road<br>Old Hickory, Tennessee 37138 | SAME | **Davidson County:**<br>064 09 0 063.00<br>064 09 0 064.00<br>075 09 0 270.00<br>042 10 0 047.00<br>064 13 0 072.00<br>**Putnam County:**<br>40P B 20.00 |

## 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, R. Leslie Charnock, 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 **R. Leslie Charnock, Trustee of The R. Leslie Charnock Living Trust, established by the Revocable Trust Agreement of R. Leslie Charnock, dated July 2, 2007**, as amended from time to time, and to his 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



TRAVIS ROBERTS
ASSESSOR OF PROPERTY
PUTNAM COUNTY
MAP 40P GR B PAR 20.00
COMPLETE
PART 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 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 25 day of February, 2013.

**R. Leslie Charnock**

STATE OF TENNESSEE )
COUNTY OF Putnam

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Ginny C. Charnock, 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 25 day of February, 2013.

My Commission Expires: 10-20-14

Notary Public

FAYE ADAMS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF PUTNAM

**WITNESS** my hand this 23rd day of September, 2013.

**R. Leslie Charnock**

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, R. Leslie Charnock, 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 23rd day of September, 2013.

Notary Public

My Commission Expires: _____

JEFFREY MOBLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES:
March 3, 2015

## EXHIBIT A

### Legal Descriptions

**Map/Parcels: 064 09 0 063.00** **Davidson County**
**064 09 0 064.00**

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

Being Lot Nos. 16, 18, 20, and 22 of Block "B" on the Map of Hadley Bend City, of record in Book 421, Page 120 of the Register's Office for Davidson County, Tennessee.

Said lots adjoin and front together 100 feet on the westerly side of an unnamed street and run back between parallel lines 150 feet to an alley.

Being the same property conveyed to Ryland Leslie Charnock and wife, Ginny C. Charnock, by deed from David Waggoner of record as Instrument No. 20050318-0029963, Register's Office for Davidson County, Tennessee.

Also being the same property conveyed to R. Leslie Charnock by deed from Ginny C. Charnock of record as Instrument No. 20130315-0026091, Register's Office for Davidson County, Tennessee.

Ryland Leslie Charnock and R. Leslie Charnock are one and the same person.

This is improved property known as 4113 Old Hickory Boulevard, Old Hickory, Tennessee 37138.

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**Map/Parcel: 075 09 0 270.00** **Davidson County**

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

Being Lot No. 3A on the Plan of C. B. Howse Property Subdivision, Section Two, of record in Book 6050, page 216, Register's Office for Davidson County, Tennessee.

Said Lot No. 3A fronts 100.0 feet on the easterly side of Old Hickory Boulevard and runs back 156.84 feet on the northerly line and 156.11 feet on the southerly line to a railroad right-of-way along which it measures 100 feet.

Being the same property conveyed to R. Leslie Charnock and wife, Ginny C. Charnock, by deed from Lois J. Long Cox of record in Book 11674, page 37, Register's Office for Davidson County, Tennessee.

Also being the same property conveyed to R. Leslie Charnock by deed from Ginny C. Charnock of record as Instrument No. 20130315-0026091, Register's Office for Davidson County, Tennessee.

This is improved property known as 4646 Old Hickory Boulevard, Old Hickory, Tennessee 37138.

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**Map/Parcel: 042 10 0 047.00** **Davidson County**

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

Being the North part of Lot 8 on the Map of Nashville Trust Company's Hall Lane Tract, not of record, and described as follows:

Beginning at a point in the center line of Halls Lane or Old Hickory Boulevard, the common corner of Lots 7 and 8; thence with the line between said lots, Southerly 353 feet to a point; thence Easterly parallel to the center line of Halls Lane, 120 feet to a point; thence Northerly 353 feet to the corner line of said Lane; thence with the center line of the same, Westerly 120 feet to the point of beginning.

Together with a right of access to Old Hickory Boulevard as described in Book 4061, Page 206, Register's Office for Davidson County, Tennessee.

INCLUDED IN THE ABOVE DESCRIPTION, BUT EXPRESSLEY EXCLUDED FROM THIS CONVEYANCE is that portion of the property conveyed to the State of Tennessee, of record in Book 4061, Pae 206, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Ryland Leslie Charnock by deed from Elizabeth T. Charnock of record as Instrument No. 20050318-0029948, Register's Office for Davidson County, Tennessee.

Ryland Leslie Charnock and R. Leslie Charnock are one and the same person.

This is improved property known as 719 Old Hickory Boulevard, Madison, TN 37115.

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**Map/Parcel: 064 13 0 072.00** **Davidson County**

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

Being Lots Nos. 5 and 6 of Block 1, on the Plan of Berryville, as of record in Book 421, Page 117, Register's Office for Davidson County, Tennessee.

Said Lots Nos. 5 and 6 front together 100 feet on the easterly side of Hadley Road and run back between lines 255 feet on the northerly line of Lot No. 6 and 223 feet on the southerly line of Lot

No. 5 on the westerly line of the right-of-way of the N.C. & St. L. Railroad on which they measure 104 feet.

Being the same property conveyed to Ryland Leslie Charnock and wife, Ginny Cash Charnock, by deed from DLJ Mortgage Capital, Inc., by and through its Attorney-in-Fact, Calmco Servicing, L.P., of record as Instrument No. 20010403-0032139, Register's Office for Davidson County, Tennessee.

Ryland Leslie Charnock and R. Leslie Charnock are one and the same person.

Ginny Cash Charnock and Ginny C. Charnock are one and the same person.

Also being the same property conveyed to R. Leslie Charnock by deed from Ginny C. Charnock of record as Instrument No. 20130315-0026091, Register's Office for Davidson County, Tennessee.

This is improved property known as 4408 Old Hickory Boulevard, Old Hickory, Tennesseee 37138.

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**Map/Parcel: 40P B 20.00** **Putnam County**

Land lying in the First Civil District of Putnam County, Tennessee, more particularly described as follows:

Bounded on the north by Seventh Street, bounded on the east by Dexter Dennis (formerly Thairum Fox); bounded on the south by Bennie Cole, bounded on the west by Glen Allison (formerly Nazarene Church Parsonage lot) being a lot 70 feet east and west and 166 feet north and south.

Subject to any matters as shown on a plat of record in Deed Book 34, Page 163, Register's Office of Putnam County, Tennessee.

This property has not been surveyed for this conveyance, and the description herein is being taken from the previous and last deed of record. Preparer of this instrument accepts no responsibility and/or liability for the accuracy of acreage, boundaries, or other such matters that would be disclosed by an accurate survey.

Being the same property conveyed to Ryland Leslie Charnock and wife, Ginny C. Charnock, by deed from Timothy Cofer and wife, Rachel Cofer, of record in Book 391, Page 265, Register's Office of Putnam County, Tennessee.

Ryland Leslie Charnock and R. Leslie Charnock are one and the same person.

Also being the same property conveyed to R. Leslie Charnock by deed from Ginny C. Charnock of record in Book 750, Page 266, Register's Office of Putnam County, Tennessee.

This is improved property known as 424 West Seventh Street, Cookeville, Tennessee 38501.

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Harold Burris, Register
Putnam County

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|---|---|---|---|
| Rec #: | 115982 | Instrument #: | 153169 |
| Rec'd: | 30.00 | Recorded | |
| State: | 0.00 | 5/8/2013 at | 8:03 AM |
| Clerk: | 0.00 | in Record Book | 760 |
| Other: | 2.00 | | |
| Total: | 32.00 | | Pgs 23-28 |