Send tax bills to:
Darren Dixie, Trustee
Verdone Family Trust
P.O. Box 3689
Brentwood, TN 37024

This Instrument Was Prepared By:
Darren Dixie, Trustee
P.O. Box 3689
Brentwood, TN 37024
615-681-8818

New Owner:
Verdone Family Trust
Darren Dixie as Trustee
P.O. Box 3689
Brentwood, TN 37024

BILL GARRETT, Davidson County
Trans:T20130092143 DEEDWARR
Recvd: 10/28/13 10:48 2 pgs
Fees:12.00 Taxes:0.00

20131028-0111772

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 50
_____, Affiant
Subscribed and sworn before me this the
25 Day of Oct, 2013.
_____, Deputy Register

[Space Above This Line For Recording Data]

Warranty Deed To Trustee

The Grantor(s) **Laura Bistok Verdone and husband Gregory Mark Verdone,** of the County of Davidson, of the State of Tennessee for and in consideration of Ten Dollars, ($10.00), and other good and valuable considerations in hand paid, conveys, grants, bargains, sells, aliens, remises, releases, confirms and warrants under provisions of applicable Tennessee law.

Unto **Verdone Family Trust, with Darren Dixie** as Trustee and not personally under the provisions of a trust agreement dated the 24th day of October, Two Thousand and Thirteen, known as Trust Number 4444 the following described real estate in the County of Davidson, State of Tennessee to wit:

Land in Davidson County, Tennessee, being all of Lot No. 67, on the Plan of Hickory Woods, Section A, As shown by plat appearing of record in Plat Book 6900, page 511 as corrected by Surveyor's Certificate of Correction in Book 7582, page 167, and further corrected by Surveyor's Certificate of Correction in Book 9997, page 844 of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Grantors by Warranty Deed, dated 11/30/08 of record on Instrument No. 20061130-0147870, register's Office for Davidson County, Tennessee.

This property is subject to: 2012 property taxes and every year thereafter; Declaration of Covenants conditions, Restrictions and By-Laws of record in Book 9678, page 187, Book 9764, page 44, and in Instrument No. 20001207-0120450 said Register's Office; Anchor Easement of record in Book 10153, page 990, said Register's Office; Transmission line Easement of record in Book 9632, Page 973, Said Register's Office; Sanitary Sewer Easement in Book 8169, page 571, said Register's Office Water Main easement in Book 8169, page 579, said Register's Office; HOA Charter of record in Book 7857, page 87, Book 7867, page 67 and in Book 9680, page 319, said Register's Office; Power Line Easement of record in Book 437, page 24, and in Book 437, page 39, said Register's Office; Right-of-way to Nashville Gas in Book 5909, page 915, Book 5897, page 224, said Register's Office ;Sanitary Sewer and or Storm Drainage Easement of record in Book 6954, page 24, said Register's Office; Rules and Regulations of record in Instrument No. 20010614-0062709, Instrument No. 20011015-0111957, and in Instrument No. 20031010-0150800, said Register's Office; Surveyors Certificate of Correction of record in Book 7582, page 167, and in Book 9997, Page 844, said Register's Office; Subject to any and all matters on plan of record in Plat Book 6900, page 511, as amended by Surveyor's Certificate of Correction in Book 7582, Page 167, and amended in Book 9997, Page 844, all in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to: (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record; (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions; and (5) other matters of public record.

This is improved property known as 4444 Lavergne Couchville Pike, Antioch, TN 37013

Together with all the tenements, hereditaments and appurtenances thereto, belonging or in anywise appertaining.

To have and to hold the said premises in fee simple forever, with the appurtenances attached thereto upon the trust and for the uses and purposes herein and in said Trust Agreement set forth.

Full power and authority granted to said Trustee, with respect to the said premises or any part of it, and at any time or times, to subdivide said premises or any part thereof, to dedicate parks, streets, highways or alleys and to vacate any subdivision or part thereof, and to resubdivide said property as often as desired, to contract to sell, to grant options to purchase, to sell on any terms, to convey either with or without consideration, to donate, to mortgage, pledge or otherwise encumber said property, or any part thereof, to lease said property or any part thereof, from time to time, in possession or reversion by leases to commence now or later, and upon any terms and for any period or periods of time and to renew or extend leases upon any terms and for any period or periods of time and to amend, change, or modify leases and the terms and provisions thereof at any time hereafter, to contract to make leases and to grant options to lease and options to renew leases and options to purchase the whole or any part of the reversion and to contract respecting the manner of fixing the amount of present or future renters, to partition or to exchange said property or any part thereof for other real or personal property, to grant easements or changes of any kind, to release, convey or assign any right,

title or interest in or about or easement appurtenant to said premises or any part thereof, and to deal with said property and every part thereof in all other ways and for such other considerations as it would be lawful for any person owning the same to deal with the same, whether similar to or different from the ways above specified, at any time or times hereafter.

In No Case shall any party dealing with the said trustee in relation to said premises, to whom said premises or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said trustee, be obliged to see to the application of any purchase money, rent, or money borrowed or advanced on said premises, or be obliged to see that the terms of this trust have been complied with, or be obliged to inquire into the necessity or expediency of any act of said trustee, or be obliged or privileged to inquire into any of the terms of said trust agreement; and every deed, mortgage, lease or other instrument executed by said trustee in relation to said real estate shall be conclusive evidence in favor of every person relying upon or claiming under such conveyance, lease or other instrument, (a) that at the time of delivery thereof, the trust created by this Indenture and by said trust agreement was in full force and effect, (b) that such conveyance or other instrument was executed in full accordance of the trust's conditions and limitations contained herein and in said trust agreement or in some amendment thereof and binding upon all beneficiaries thereunder and (c) that said trustee was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument.

The Interest of each and every beneficiary hereunder and of all persons claiming under them or any of them shall be only in the earnings, avails, and proceeds arising from the sale or other disposition of said real estate, and such interest is hereby declared to be personal property. No beneficiary hereunder shall have any title or interest legal or equitable, in or to said real estate as such, but only an interest in the earnings, avails and proceeds thereof as aforesaid.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2012.

This Warranty Deed is exempt from recordation tax in accordance with 1994 Tennessee Public Chapter 721 amended Tennessee Code Annotated 67-4-409(a)(3) for revocable living trusts.

In Witness Whereof, the said grantor(s) has (have) hereunto set his (their) hand(s) and seals this 24th of, October 2013, AD

Signed Sealed and Delivered in our Presence

Brian J. Harvey
Notary Witness

Laura Bistok Verdone
Laura Bistok Verdone

Daniel L. Harvey
Witness Daniel L. Harvey

Gregory Mark Verdone
Gregory Mark Verdone

State of Tennessee
County of Montgomery

I Hereby Certify that on this day, before me, an officer duly authorized in the State aforesaid to take acknowledgments, personally appeared Laura Bistok Verdone and Gregory Mark Verdone to me known as the person(s) described in and who executed the foregoing instrument and acknowledged before me that executed the same.

Witness my hand and official seal in the county and State last aforesaid this 24th day of October, 2013 A. D.

Brian J. Harvey
Notary Public
My commission expires May 18, 2016

(SEAL) BRIAN J. HARVEY STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY

Property Address:
4444 Lavergne Couchville Pike
Antioch, TN 37013
Map 176-01-0 Parcel #: 008.00