BILL GARRETT, Davidson County
Trans:T20130107238 DEEDWARR
Recvd: 12/27/13 09:14 4 pgs
Fees:23.00 Taxes:1572.50

20131227-0130200

THIS DOCUMENT PREPARED BY:

Bryan Howard
Howard Mobley Hayes & Gontarek, PLLC
2319 Crestmoor Road
Nashville, Tennessee 37215
(615) 627-4444

BRYAN HOWARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $425,000.

Affiant

Subscribed and sworn to before me, 20th day of December, 2013.

Notary Public

My Commission Expires: March 7, 2017

Address of new owner:	Send Tax Bills to:	Map-Parcel Numbers
David Tate Rich, Trustee 921 Bowring Park Nashville, TN 37215	SAME	Map: 117 Parcel: 13 0B 159.00

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, L. EARL BENTZ and JANET BENTZ, Co-Trustees of the Amelia Bentz Preservation Trust dated September 20, 2012, hereinafter called the "Grantors," for the purpose of transferring the Grantors' entire fifty percent (50%) undivided interest in the subject parcel of real property, have bargained and sold, and by these presents do transfer and convey unto DAVID TATE RICH, Trustee of the John W. Rich Irrevocable Trust II for David Tate Rich, Jr. and his Appointees or Issue, dated February 22, 1991, and the Grantee's heirs and assigns, all of the Grantors' right, title and interest in and to the real estate in Davidson County, State of Tennessee, being 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 Grantee, the Grantee's successors, heirs and assigns, forever; and the Grantors do covenant with the said Grantee 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 do 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 Grantee, the Grantee's successors, heirs and assigns, against the lawful claims of all persons whomsoever.

AMELIA JANE BENTZ joins in the execution of this instrument to convey any interest that she may have in the subject property.

WITNESS our hands this 20th day of December, 2013.

L. EARL BENTZ, Co-Trustee

JANET BENTZ, Co-Trustee

AMELIA JANE BENTZ

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, L. EARL BENTZ, Co-Trustee of the Amelia Bentz Preservation Trust dated September 20, 2012, with whom I am personally acquainted, and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand, this 20th day of December, 2013.



Bryan Howard
Notary Public

My Commission Expires: March 7, 2017

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JANET BENTZ, Co-Trustee of the Amelia Bentz Preservation Trust dated September 20, 2012, with whom I am personally acquainted, and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand, this 20th day of December, 2013.



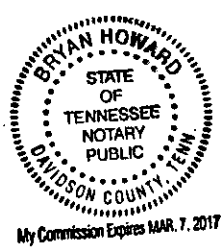
Bryan Howard
Notary Public

My Commission Expires: March 7, 2017

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, AMELIA JANE BENTZ, with whom I am personally acquainted, and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand, this 20th day of December, 2013.



Bryan Howard
Notary Public

My Commission Expires: March 7, 2017

EXHIBIT A

Legal Description

Land in Davidson County, Tennessee, being Lot No. 1023 on the Plan of Abbottsford, Phase 2, Revision I, of record as Instrument # 20010502-0044874, as amended by Instrument No. 20020305-0027572 and corrected by Instrument No. 20020828-0104512 in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to L. Earl Bentz and Janet Bentz, Co-Trustees of the Amelia Bentz Preservation Trust dated September 20, 2012, by Deed from Amelia Jane Bentz, of record as Instrument No. 20131015-0107555 in the Register's Office for Davidson County, Tennessee.

This property is also known as improved property located at 921 Bowring Park, Nashville, Tennessee 37215.