This instrument Prepared By/Return to:
Edward P. Jordan II, Esq.
1460 East Highway 50 27
Clermont, Florida, 34711

BILL GARRETT, Davidson County
Trans: T20140004655 DEEDWARR
Recvd: 01/22/14 09:25 3 pgs
Fees: 17.00 Taxes: 0.00
20140122-0005786

CONVEYANCE DEED TO TRUSTEE

THIS INDENTURE, made this 13th day of June, 2013, between Rachel Lora Saunders Dampier, a married woman, of 3292 Tumbling River Drive, Clermont, Florida, 34711 hereinafter referred to as "Grantor," and, Rachel Lora Saunders Dampier, of 3292 Tumbling River Drive, Clermont, Florida, 34711, as Trustee of the June 13, 2013 Rachel Lora Saunders Dampier Inter Vivos Revocable Trust Agreement hereinafter referred to as "Grantee."

WITNESSETH:

That the Grantor, for and in consideration of the sum of Ten Dollars and other good and valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain property situated in the County of Davidson, State of Tennessee, more fully described in Exhibit "A" attached hereto and incorporated herein by reference, subject to any and all taxes, assessments of record subsequent to December 31, 2012 and all subsequent years, valid easements and restrictions of records affecting the said property, reservations of oil, gas and minerals in, on and under the surface of said lands and any prior deeds, as well as any oil, gas and mineral leases affecting the same.

TO HAVE AND TO HOLD the said real estate with the appurtenances upon the trust and for the uses and purposes herein set forth. The Trustee is hereby given the power and authority to protect, conserve and to sell, or to lease, or to encumber, or to otherwise manage and dispose of the real property hereinabove described, in whatever manner the Trustee deems best. In no case shall any party dealing with said Trustee in relation to said real estate or to whom said real estate 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; and every deed, trust 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 on claiming under any such conveyance, lease or other instrument (a) that at the time of the delivery thereof the trust created by this Indenture and by said Trust was in full force and effect, (b) that such conveyance or other instrument was executed in accordance with the trusts, conditions and limitations contained in this Indenture and in said Trust and binding upon all beneficiaries thereunder, (c) that said Trustee was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument, and (d) if the conveyance is made to a successor or successors in trust, that such successor or successors in trust have been properly appointed and are fully vested with all the title, estate, rights, powers, duties and obligations of the said predecessor in trust.

AND the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said property in fee simple; that the Grantor has good right and lawful authority to sell and convey said property; that the Grantor hereby fully warrants the title to said property and will defend the same against the lawful claims of all persons whomsoever; and that said property is free of all encumbrances, except taxes accruing subsequent to December 31, 2012; and that said property is not the homestead of Grantor, and that Grantor does not reside in said property and therefore the above-described property does not constitute homestead property. *This deed has been prepared without title examination at the request of Grantor and Grantee and no opinion of title has been given.*

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.
Signed, Sealed and Delivered in our presence:

Rachel Lora Saunders Dampier
3292 Tumbling River Drive
Clermont, Florida, 34711
Grantor

Anna-Maria Murray (Witness)
1460 East Highway 50
Clermont, Florida, 34711

Nicole Carlton (Witness)
1460 East Highway 50
Clermont, Florida, 34711

STATE OF FLORIDA
COUNTY OF LAKE

On this 13th day of June, 2013, before me, the undersigned, a Notary Public in and for the said County and State, residing therein, duly commissioned and sworn, personally appeared Rachel Lora Saunders Dampier, personally known to me to be the person whose name is subscribed to the within instrument by the presentation of her South Carolina Driver's License, and acknowledged to me that she executed the foregoing Conveyance Deed to Trustee and that each of the aforementioned witnesses, in the presence of Rachel Lora Saunders Dampier and in the presence of each other, signed said Conveyance Deed to Trustee as witnesses.

Notary Public

EXHIBIT "D" TO TRUST AGREEMENT

EDWARD P. JORDAN II
MY COMMISSION # FF 004054
EXPIRES: July 1, 2017
Bonded Thru Notary Public Underwriters

Land Instrument Prepared By:

Edward P. Jordan, II P.A.
1460 East Highway 50
Clermont, Florida, 34711

NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NUMBER(S)
Rachel Lora Saunders Dampier TRUSTEE of the June 13,2013 Rachel Lora Saunders Dampier Inter Vivos Rivocable Trust Agreement	Rachel Lora Saunders Dampier TRUSTEE of the June 13,2013 Rachel Lora Saunders Dampier Inter Vivos Rivocable Trust Agreement	14800012900
ADDRESS NEW OWNER:	**ADDRESS:**	**PROPERTY ADDRESS:**
3292 Tumbling River Drive,	3292 Tumbling River Drive,	4830 Payne Rd Antioch
CITY, STATE, ZIP CODE:	**CITY, STATE, ZIP CODE:**	**LEGAL DESCRIPTION:**
Clermont, Florida, 34711	Clermont, Florida, 34711	E Side Payne Rd S Of Reeves Rd

EXHIBIT "A"

TRACT#1:

A TRACT OF LAND IN THE 5TH CIVIL DISTRICT TO DAVIDSON COUNTY, TENNESEE, NEAR THE TOWN OF ANTIOCH, AND BEING KNOWN AS TRACT NO. 4 ON THE PLAN MADE BY GEO. W. WATKINS, SURVEYOR, NOVEMBER 7, 1950, SHOWING DIVISION OF A 84-ACRE TRACT KNOWN AS THE PAYNE LANDS, AND DESCRIBED ACCORDING TO SAID WATKINS SURVEY AS FOLLOWS:

BEGINNING AT AN IRON PIN IN THE SOUTH MARGIN OF A 25-FOOT ROADWAY, AT THE CORNER OF TRACTS 1 AND 4 SHOWN ON SAID SURVEY IN THE NORTHEAST LINE OF TRACT NO. 3; THENCE WITH THE LINE BETWEEN TRACTS 1 AND 4 AS FOLLOWS: NORTH 1 DEG. EAST 360 FEET TO AN IRON PIPE, AND NORTH 27 DEG. 10' EAST 481 FEET TO A STONE, THE NORTHEAST CORNER OF TRACT 4 AND THE SOUTHEAST CORNER OF THE REEVES SPRINGS LOT; THENCE WITH THE SOUTH LINE OF SAID SPRING LOT, NORTH 89 DEG. 30' WEST 459 FEET TO A POST; THENCE SOUTH 38 DEG. 30' WEST 393 FEET TO AN IRON PIN AT A 10-INCH ELM, A CORNER OF TRACT NO. 3; THENCE WITH THE LINE BETWEEN TRACTS 3 AND 4, SOUTH 78 DEG. EAST 236.5 FEET TO AN IRON PIPE IN THE MARGIN OF A 25-FOOT ROADWAY, AND CONTINUING WITH THE LINE BETWEEN TRACTS 3 AND 4, AND ALONG THE MARGIN OF SAID ROADWAY, AS FOLLOWS: SOUTH 3 DEG. 45' EAST 67 FEET, SOUTH 9 DEG. EAST 100 FEET, SOUTH 21 DEG. 15' EAST 100 FEET TO A POINT, AND SOUTH 34 DEG. 45' EAST 225 FEET TO THE BEGINNING.

TOGETHER WITH AN EASEMENT FOR THE RIGHT OF INGRESS AND EGRESS ACROSS TRACTS 1 AND 2 AS SHOWN ON SAID WATKINS SURVEY AND SUBJECT TO THE EASEMENT ACROSS THE PROPERTY HEREIN DESCRIBED FOR THE USE AND BENEFIT OF OTHER PARTIES, IN AND TO CERTAIN ROADWAYS, AS SHOWN ON SAID SURVEY.

TRACT #2:

LAND IN THE 5TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, NEAR THE TOWN OF ANTIOCH, AND BEING KNOWN AS PART OF TRACT NO. 3 ON THE PLAN THEREOF MADE BY GEO. W. WATKINS, SURVEYOR, ON NOVEMBER 7, 1950, SHOWING THE DIVISION OF THE PAYNE LANDS, AND BEING DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE SOUTH MARGIN OF A 25-FOOT ROADWAY, SOMETIMES REFERRED TO AS PAYNE HILL ROAD, SAID BEGINNING POINT BEING IN THE LINE BETWEEN LOT NO. 3 AND 4 OF SAID WATKINS SURVEY; THENCE WITH THE LINE OF SAID ROADWAY, NORTH 21 DEG. 15' WEST 100 FEET TO A POINT; NORTH 9 DEG. WEST 100 FEET TO A POINT; NORTH 3 DEG. 45' WEST 67 FEET TO A POINT; THENCE NORTH 78 DEG. WEST 236.5 FEET MORE OR LESS TO AN IRON PIN AT A TEN INCH ELM TREE; THENCE SOUTHEASTERLY 410 FEET MORE OR LESS TO THE POINT OF BEGINNING, AND SAID LAND BEING TRIANGULAR IN SHAPE.

BEING THE SAME PROPERTY CONVEYED ~~TO~~ FROM GENADY PRUTIANOV BY INSTALLMENT DEED ~~FROM~~ TO RACHEL SAUNDERS, UNMARRIED OF RECORD IN DOCUMENT NUMBER 20061206-0150923, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.