BILL GARRETT, Davidson County
Trans:T20140010384 DEEDWARR
Recvd: 02/13/14 08:54 3 pgs
Fees:17.00 Taxes:0.00
20140213-0012669

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

Address of new owner:	Send Tax Bills to:	Map-Parcel Numbers
Sharon R. Charney, Trustee 408 Wayside Court Nashville, Tennessee 37205	SAME	129 01 0 042.00

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, Sharon R. Charney, 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 **Sharon R. Charney, Trustee of The Sharon R. Charney Living Trust, established by the Revocable Trust Agreement of Sharon R. Charney dated December 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 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 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 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 10th day of February, 2014.

Sharon Charney

Sharon R. Charney

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Sharon R. Charney, 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 10th day of February, 2014.

My Commission Expires: 12/06/2016

LINDSAY KEEFE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Lindsay Keefe
Notary Public

MY COMMISSION EXPIRES:
December 6, 2016

EXHIBIT A

Legal Description

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

Being Lot No. 1008 on the Plan of West Meade Farms, Inc., Section XV, as of record in Book 2663, pages 54 and 55.

Said Lot No. 1008 fronts 135 feet on the northeasterly side of Wayside Court and runs back 242.3 feet on the northwesterly line and 477.9 feet on the southeasterly line, to a dead line in the rear, which is a broken line, on which it measures 344.4 feet.

Being the same property conveyed to Jonathan I. Charney and wife, Sharon Charney, by deed from Charles David Scheibert and wife, Dorothy Jean R. Scheibert, of record in Book 4611, page 845, Register's Office for Davidson County, Tennessee.

Sharon Charney and Sharon R. Charney are one and the same person.

Jonathan I. Charney died on September 7, 2002.

This is improved property known as 408 Wayside Court, Nashville, Tennessee, 37205.