BILL GARRETT, Davidson County
Trans:T20140016834 DEEDWARR
Recvd: 03/12/14 14:24 3 pgs
Fees:17.00 Taxes:0.00
20140312-0020816

# WARRANTY DEED

FROM:

Bettie K. Jones, Trustee

TO:

Bettie K. Jones

**THIS INSTRUMENT PREPARED BY:**

L. R. DeMarco, Attorney at Law
RUTHERFORD & DeMARCO
Germantown Historic District
1312 Sixth Avenue North
Nashville, TN 37208
(615) 256-6681

| Name & Address of Property Owner: | Send Tax Bills To: | Map & Parcel: |
|---|---|---|
| Bettie K. Jones<br>5025 Hillsboro Road, 10D<br>Nashville, TN 37215 | SAME | Map: 131-1<br>Parcels: 66 |

This transfer is exempt from real estate transfer tax pursuant to T.C.A. 67-4-409(a)(3)(F).

For and in consideration of the sum of Ten and .00/100 dollars ($10.00) cash in and paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Bettie K. Jones, Trustee, hereinafter called the Grantor, for the purposes of transferring the Grantor's entire ownership interest in the subject real estate from a revokable inter-vivos (living) trust conveyed to Bettie K. Jones, Trustee, on January 15, 2008, has bargained and sold, and by these presents does transfer and convey unto Bettie K. Jones, 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 as follows:

> Land in Davidson County, Tennessee, being a part of the Georgetown Condominiums, of record in Book 5400, page 4, said Register's Office, the part hereby described as follows:
>
> Being Unit No. 66 on said plan and described by the Master Deed Establishing a Horizontal Property Regime with Respect to Georgetown Condominiums, of record in Book 5211, page 325, as amended in Book 5616, page 133, said Register's Office.
>
> This conveyance is made subject to "Horizontal Property Act" in T.C.A. 64-2701, et seq.; By-Laws of Record in Book 5211, page 245, and Master Deed of Record in Book 5211, page 325, as amended in Book 5616, page 133, said Register's Office, and By-Laws further amended in Book 6079, page 516, said Register's Office.
>
> Being the same property conveyed to Bettie K. Jones, Trustee, by deed from Bettie K. Jones, of record in Instrument No: 20080117-0005308, Register's Office for Davidson County, Tennessee.
>
> This is improved property known as 5025 Hillsboro Road, 10D, Nashville, Tennessee 37215.

A new legal description was not prepared for this transaction. The legal transaction 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. All 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 5th day of March, 2014.

Bettie K. Jones
BETTY K. JONES, TRUSTEE

STATE OF TENNESSEE )
)
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Bettie K. Jones, ,Trustee, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office at Nashville, Tennessee, this 5th day of March, 2014.

LORI JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires OCT. 18, 2016

NOTARY PUBLIC

My Commission Expires: Oct. 18, 2016