This Instrument Prepared By:
K. Brian Hay, Attorney at Law
104 West 6th Street, Suite 200
Columbia, TN 38401

BILL GARRETT, Davidson County
Trans:T20140025050 DEEDWARR
Recvd: 04/14/14 12:03 2 pgs
Fees:13.00 Taxes:536.13
20140414-0030965

Name and Address of New Owner:	Name and Address of Entity Responsible for Payment of Real Property Taxes
George R. Eberdt, Trustee of the George R. Eberdt Revocable Living Trust dated August 19, 2013, amended December 9, 2013	George R. Eberdt, Trustee of the George R. Eberdt Revocable Living Trust dated August 19, 2013, amended December 9, 2013
2945 Anderson Road	2945 Anderson Road
Nashville, TN 37217	Nashville, TN 37217

WARRANTY DEED

FOR AND IN CONSIDERATION OF One Dollar ($1.00) and other good and valuable consideration, the receipt and legal sufficiency of all of which are hereby acknowledged, **Jenny L. Prince, unmarried (formerly known as Jenny P. McCauley)** *(herein called "Grantor")*, has this day bargained and sold, transferred and conveyed and by these presents does bargain, sell, transfer and convey unto **George R. Eberdt, Trustee of the George R. Eberdt Revocable Living Trust dated August 19, 2013, amended December 9, 2013,** *(herein called "Grantee")* the following described property situated and located in Davidson County, Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot 378, SECTION 2, FOREST VIEW PARK, as shown on plat of record in Plat Book 3842, Page 238, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed by Quitclaim Deed from Michael L. McCauley to Jenny P. McCauley as recorded on the 24th day of July, 1995 in Deed Book 9737, Page 894 and Deed from Frederick W. Jenkins, Jr. and wife, Constance M. Jenkins to Michael L. McCauley and wife, Jenny P. McCauley as recorded on the 5th day of January, 1993 in Deed Book 8832, Page 402, in the Register's Office of Davidson County, Tennessee.

Tax Parcel #15005007400

The property description used herein above is the same as contained in the last deed of reference and no new boundary survey is available.

TO HAVE AND TO HOLD the aforesaid real estate, together with all appurtenances and hereditaments thereunto appertaining unto Grantee, its successors and assigns in fee simple forever.

Grantor covenants that Grantor is lawfully seized and possessed of said real estate, has full power and lawful authority to sell and convey the same; that the title thereto is free, clear and unencumbered except for matters or record appearing in the Davidson County, Tennessee Register of Deeds office; and, Grantor will forever warrant and defend the same against the lawful claims of all persons whomsoever.

The words "Grantor" and "Grantee" shall include their respective successors and assigns where the context requires or permits.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 11th day of April, 2014.

GRANTOR:

Jenny L. Prince

Jenny L. Prince

STATE OF TENNESSEE

COUNTY OF Maury

Before me, Teresa J. Smith, a Notary Public of the County and State first above written, personally appeared **Jenny L. Prince**, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this the 11th day of April, 2014.

Teresa J Smith
Notary Public
My Commission Expires: September 18, 2017

(SEAL)

TERESA J. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY, TENN.

I hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for the transfer or the value of the property transferred, whichever is greater, is $144,900.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 11th day of April, 2014.

(SEAL)

TERESA J. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY, TENN.

Teresa J Smith
Notary Public
My Commission Expires: 9-18-17