BILL GARRETT, Davidson County
Trans:T20140027130 DEEDWARR
Recvd: 04/22/14 10:26 3 pgs
Fees:17.00 Taxes:0.00
20140422-0033537

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

Address of new owner:	Send Tax Bills to:	Map-Parcel Numbers:
Rhonda T. Halcomb, Trustee 2712 Oakland Ave. Nashville, TN 37212	SAME	117-4-172

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, Rhonda T. Halcomb, hereinafter called the Grantor, for the purpose of transferring the Grantor's entire ownership interest in the subject real property to a revocable trust established by the Grantor, has bargained and sold, and by these presents does transfer and convey unto Rhonda T. Halcomb, Trustee of the Rhonda T. Halcomb Revocable Trust dated January 11, 2008, 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 certain tracts or parcels of land 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 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 18th day of April, 2014.

Rhonda T. Halcomb

RHONDA T. HALCOMB

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Rhonda T. Halcomb, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at my office, this 18th day of April, 2014.

Notary Public
My Commission Expires: _____

STEPHANIE J. EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires DEC. 6, 2016

EXHIBIT A

Legal Description

Land in Davidson County, Tennessee, being the southerly part of Lot No. 36 on the Map of Belmont Terrace, as of record in Book 421, page 101, Register's Office for said County, as follows:

Beginning on the easterly margin of Oakland Avenue at a point 10 feet south of the corner of Lot Nos. 36 and 37; thence eastwardly 170 feet to the westerly margin of an alley; thence with the westerly margin of said alley, southwardly 78 feet to the northerly margin of Wildwood or Paris Avenue; thence with the northerly margin of said Avenue, westwardly 159.7 feet to the beginning of a curve; thence around said curve, 15.9 feet, more or less, to the easterly margin of Oakland Avenue; thence with the easterly margin of said Avenue, northwardly 67.7 feet to the beginning.

Being the same property conveyed to Rhonda T. Halcomb by deed from Theresa Doyle of record in Instrument No. 20010305-0020330, Register's Office for Davidson County, Tennessee.