BILL GARRETT, Davidson County
Trans:T20140028959 DEEDWARR
Recvd: 04/29/14 08:35 3 pgs
Fees:17.00 Taxes:0.00
20140429-0035707

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
Brenda Carrol Dillard, Trustee 853 Stirrup Drive Nashville, Tennessee 37221	SAME	142 03 0 066.00

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, Brenda Carrol Dillard, 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 **Brenda Carrol Dillard, Trustee of The Brenda Carrol Dillard Trust, established by the Revocable Trust Agreement of Brenda Carrol Dillard dated October 1, 2003**, 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 15th day of April, 2014.

Brenda Carrol Dillard

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Brenda Carrol Dillard, 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 30th day of April, 2014.

My Commission Expires: _____

JEFFREY MOBLEY
NOTARY PUBLIC
OF TENNESSEE
DAVIDSON COUNTY

MY COMMISSION EXPIRES:
March 3, 2015

Notary Public

EXHIBIT A

Legal Description

Land in Davidson County, Tennessee, being Lot 336, SECTION 1, WALNUT HILL MANOR, as shown on plat of record in Plat Book 4460, Page 108, 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 to Brenda Carrol Dillard by deed from Michael S. Malley and Blake C. Malley, as the sole heirs of the Estate of Austin Malley, Jr., of record as Instrument No. 20120614-0052255, Register's Office for Davidson County, Tennessee.

Brenda Carrol Dillard and Brenda Dillard are one and the same person.

This conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTION 1, WALNUT HILL MANOR, as recorded in Plat Book 4460, Page(s) 108 and Instrument No. 20051104-0134156 (to amend Reserve Tract).

Covenants, Conditions, and Restrictions as set forth in Deed recorded in Book 4643, Page 946, amended in Book 5057, Page 885, Book 5440, Page 138 and Bok 5526, Page 322.

This is improved property known as 853 Stirrup Drive, Nashville, Tennessee 37221.