BILL GARRETT, Davidson County
Trans:T20140031403 DEEDWARR
Recvd: 05/07/14 09:19 3 pgs
Fees:17.00 Taxes:0.00
20140507-0038767

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
Janet Hensley Shipley 342 Ardsley Place Nashville, Tennessee, 37215	SAME	131 05 0C 342.00

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, Janet Hensley Shipley, 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 **Janet Hensley Shipley, Trustee of The Janet Hensley Shipley Living Trust, established by the Revocable Trust Agreement of Janet Hensley Shipley dated August 27, 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 2nd day of May, 2014.

Janet Hensley Shipley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Janet Hensley Shipley, 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 2nd day of May, 2014.

My Commission Expires: _____ Notary Public

JEFFREY MOBLEY
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

MY COMMISSION EXPIRES:
March 3, 2015

EXHIBIT A

Legal Description

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

Being a part of the Hillsborough condominium tract as shown on a plat of record in Book 6250, page 699, Register's Office for Davidson County, Tennessee, said part hereby conveyed being:

UNIT 342 on the section plat, as shown in and described by the Master Deed Establishing a Horizontal Property Regime with respect to the Hillsborough Condominiums, including the plan and the Administrative By-Laws thereunto attached and exhibited of record in Book 6822, page 721, Register's Office for Davidson County, Tennessee.

TOGETHER with each and all of the rights, privileges and appurtenances thereunto belonging, as set forth in said Master Deed, Plan and Administrative By-Laws, including with limitation such units undivided percentage interest in the land and general common elements.

SUBJECT, however to all of the provisions, conditions, restrictions, options, burdens and undertakings contained in the Master Deed, the Plan and Administrative By-Laws thereunto attached and the rules and regulations.

Being the same property conveyed to Janet Hensley Shipley by deed from Janet H. Shipley, Executor for the Estate of Jerry L. Shipley, of record in Book 9643, page 239, Register's Office for Davidson County, Tennessee.

This property is subject to such limitations, restrictions and encumbrances as may affect the premises more fully set forth in the deed at Book 7945, Page 248, Register's Office for Davidson County, Tennessee.

Janet Hensley Shipley and Janet H. Shipley are one and the same person.

This is improved property known as 342 Ardsley Place, Nashville, Tennessee 37215.