BILL GARRETT, Davidson County
Trans:T20140035215 DEEDWARR
Recvd: 05/20/14 14:54 3 pgs
Fees:17.00 Taxes:0.00
20140520-0043472

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
Lee Allen Reynolds, Trustee 4005 Sunnybrook Drive Nashville, Tennessee 37205	SAME	130 03 0 103.00

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, Lee Allen Reynolds, 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 **Lee Allen Reynolds, Trustee of The Lee Allen Reynolds Living Trust, established by the Revocable Trust Agreement of Lee Allen Reynolds dated May 14, 2014**, as amended from time to time, and to his 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 14th day of May, 2014.

Lee Allen Reynolds

Lee Allen Reynolds

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Lee Allen Reynolds, 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 14th day of May, 2014.

My Commission Expires: _____

LINDSAY KEEFE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES:
December 6, 2016

Lindsay Keefe

Notary Public

EXHIBIT A

Legal Description

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

LAND in Davidson County, Tennessee, being Lot No. 29 and the easterly 55.3 feet of Lot No. 28 on the Map of a Resubdivision of Part of Royal Oaks, as of record in Book 1424, page 31, Register's Office for said County, described as follows:

BEGINNING at a point on the southerly margin of Sunnybrook Drive, 55.3 feet west of the common corner of Lots 28 and 29; thence with the margin of said drive, easterly 200 feet to a concrete monument at the beginning of a curve in Sunnybrook Drive; thence around said curve, southeasterly 29.64 feet to a point in the westerly margin of said Drive, thence with said Drive, southwardly 281.7 feet to a point; thence north 84 degrees 30' West 219.3 feet to a point; thence northerly 306 feet more or less to the beginning.

Being the same property conveyed to Lee Allen Reynolds by deed from Stephen A. Mitchell and wife, Karen Mitchell, of record as Instrument No. 20021001-0119233, Register's Office for Davidson County, Tennessee.

This is improved property known as 4005 Sunnybrook Drive, Nashville, Tennessee 37205.