BILL GARRETT, Davidson County
Trans:T20140058632 DEEDWARR
Recvd: 08/11/14 12:16 3 pgs
Fees:17.00 Taxes:0.00
20140811-0072131

| THIS DOCUMENT PREPARED BY<br><br>JEFFREY MOBLEY<br>Howard Mobley Hayes & Gontarek, PLLC<br>2319 Crestmoor Road<br>Nashville, Tennessee 37215<br>(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 owners: | Send Tax Bills to: | Map-Parcel Numbers |
|---|---|---|
| Ann Harper Youree &<br>Linda Lee Hudson, Trustees<br>1793 Tyne Boulevard<br>Nashville, Tennessee 37215 | SAME | 145 09 0 022.00 |

## 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, Ann Harper Youree, 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 **Ann Harper Youree and/or Linda Lee Hudson, Trustees of The Ann Harper Youree Living Trust, established by the Revocable Trust Agreement of Ann Harper Youree dated July 29, 2014**, as amended from time to time, and to their successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the Grantees, and the Grantees' 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 Grantees, the Grantees' successors, heirs and assigns, forever; and the Grantor does covenant with the said Grantees 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 Grantees, the Grantees' successors, heirs and assigns, against the lawful claims of all persons whomsoever.

**WITNESS** my hand this 6th day of August, 2014.

Ann Harper Youree

**Ann Harper Youree**

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Ann Harper Youree, 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 6th day of August, 2014.

My Commission Expires: JEFFREY MOBLEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

MY COMMISSION EXPIRES:
March 3, 2015

J. Jeffrey Mobley

Notary Public

## EXHIBIT A

### Legal Description

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

Being Lot No. 72 on the Plan of Tyne Valley Estates, Section 1, of record in Book 3300, page 53, Register's Office for said County, described as follows: BEGINNING at a point on the southerly margin of Tyne Boulevard at the corner of Lots No. 71 and 72; thence with the Boulevard in a westerly direction around a slight curve, 227.33 feet to a concrete monument; thence around a curve in a southerly direction 37.59 feet to a monument in the easterly margin of Robert E. Lee Drive; thence with the margin of said Drive in a southeasterly direction around a curve, 360.98 feet to a monument at the southwest corner of Lot No. 72; thence with the rear line of said lot in an easterly direction 214.5 feet to a corner of Lots No. 71 and 72; thence along the line of said lots in a northerly direction 248 feet to the beginning.

Being the same property conveyed to Charles Youree and wife, Anna Lee Youree, by deed from Haury and Smith Contractors, Inc., of record in Book 3508, page 451, Register's Office for Davidson County, Tennessee.

The above described property is being conveyed subject to restrictions in Book 3376, page 598, said Register's Office.

Ann Harper Youree and Anna Lee Youree are one and the same person.

Charles Youree died on May 12, 1998.

This is improved property known as 1793 Tyne Boulevard, Nashville, Tennessee 37215.