AFTER RECORDING PLEASE RETURN TO:
Lawyer's Escrow Service Inc.
2021 Richard Jones Rd., Suite 220
Nashville, TN 37215

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans:T20140061311 DEEDWARR
Recvd: 08/19/14 14:34 4 pgs
Fees:23.00 Taxes:1961.00
20140819-0075367

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $530,000.00.

Affiant

SHANNON PHILLIPS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Subscribed and sworn before me this the 15th day of August, 2014.

Notary Public

My Commission expires: 7-6-15

My Commission Expires JULY 6, 2015

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Ellen Lucile Rich 924 Montrose Ave Nashville, TN 37204	New owner	118-01-0-306.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, LEE ANN LAMBDIN, MARRIED hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to ELLEN LUCILE RICH, AN UNMARRIED WOMAN, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Being Lot No. 104 on the Plan of Montrose Place as of record in Book 57, Page 93, Register's Office for Davidson County, Tennessee.

Said Lot No. 104 fronts 50 feet on the northerly margin of Montrose Avenue (formerly Bethel Street) and runs back between parallel lines 160 feet to an alley.

Being the same property conveyed to Lee Ann Lambdin by Quitclaim Deed from David J. Owenby of record in Instrument No. 20040607-0066631; dated February 6, 2004; said Register's Office for Davidson County, Tennessee.

Douglas David Shaughnessy, husband of Lee Ann Lambdin joins in this conveyance for the strict purpose of conveying his marital interest only in the subject property.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 924 Montrose Ave, Nashville, TN 37204.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this the 15th day of August, 2014.

Lee Ann Lambdin

Douglas David Shaughnessy

For purposes of identifying the aforesaid Trust and enumerating the powers of the Trustee thereunder, a Certification of Trust is attached hereto as Exhibit "A"

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Lee Ann Lambdin and Douglas David Shaughnessy, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 15th day of August, 2014.

My commission expires:

7/15/17

Notary Public

MARK BELL
STATE
OF
TENNESSEE
NOTARY
PUBLIC
WILLIAMSON COUNTY

EXHIBIT "A"

STATE OF TENNESSEE	)	**CERTIFICATE OF TRUST BY**
	)	
COUNTY OF DAVIDSON	)	**DAVID TATE RICH, TRUSTEE**

Settlor: **John W. Rich**

Name of Trust: **John W. Rich Irrevocable Trust II for Ellen Lucile Rich as amended and restated September 27th 2011.**

Current Trustee: **David Tate Rich**

Address of Trust: **2120 Crestmoor Road, Suite 3020**
Nashville, Tennessee 37215

The undersigned Trustee does hereby confirm the existence of the foregoing named Trust and certifies the following:

1. The trust was amended and restated by agreement dated September 27th 2011.

2. John W. Rich established the trust and appointed David Tate Rich Trustee. No successor trustee is named.

3. David Tate Rich the designated Trustee is fully empowered to act for the Trust, is properly exercising the Trustee's authority under the Trust. David Tate Rich has all authority to act with respect to trust property including all authority granted fiduciaries under Tennessee law.

4. The trust is irrevocable.

5. No other trustee or other individual or entity is required to execute any document for the Trust.

6. Assets may be titled to: David Tate Rich, Trustee of the John W. Rich Irrevocable Trust II for Ellen Lucile Rich as amended and restated September 27th 2011.

7. The trust's federal taxpayer identification number is 62-6243562.

8. The Trust is in full force and effect and has not been revoked, terminated, modified or amended in any manner that would cause the representations contained in this certification of trust to be incorrect.

IN WITNESS THEREOF: the undersigned executes this Certificate of Trust this 14th day of August, 2014.

David Tate Rich, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **DAVID TATE RICH**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 14th day of August, 2014.

Mary B. Brown
Notary Public

MARY B. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires: 9/26/14