THIS DOCUMENT PREPARED BY ANNA E. VALENTINE 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 owners:	Send Tax Bills to:	Parcel Identification No.
Cynthia L. Cruse and/or Todd R. Cruse, Trustees 3704 Estes Road # O Nashville, TN 37215	SAME	116 12 0A 014.00

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, Cynthia Cruse, 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 **Cynthia L. Cruse and/or Todd R. Cruse, Trustees of The Cynthia L. Cruse Living Trust, established by the Revocable Trust Agreement of Cynthia L. Cruse dated December 19, 2013**, 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

BILL GARRETT, Davidson County
Trans:T20140069382 DEEDWARR
Recvd: 09/17/14 08:32 3 pgs
Fees:17.00 Taxes:0.00
20140917-0085071

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 15th day of September, 2014.

Cynthia Cruse

Cynthia Cruse

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Cynthia Cruse, 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, on this 15th day of September, 2014.

My Commission Expires: My Commission Expires MAY 5, 2015

Sandra Harding

Notary Public

SANDRA HARDING
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

EXHIBIT A

Legal Description

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

Being a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 14 of the Estes Glen Residential Condominium, Phase V, Horizontal Property Regime, created under Title 66, Section 27-101, et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed for Estes Glen Residential Condominiums, of record in Book 4923, Page 411, and as amended in Book 4927, Page 793, and in Book 5239, Page 922, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, of record in Book 4923, page 450, said Register's Office, also included in an unencumbered undivided one-seventeenth (1/17th) or 5.882% of all the general common elements as described and set forth in said Master Deed. Reference is hereby made to the plan of Estes Glen Residential Condominiums, of record in Book 5190, page 47, said Register's Office, for a more complete identification and description of such Unit; the carport adjacent to Unit No. 14, as shown on the Plat aforesaid; any part of open space shown on the Plat aforesaid clearly delineated by independent use adjacent to and in connection with the use of the foregoing.

Being the same property conveyed to Cynthia Cruse and Todd R. Cruse, as tenants in common with rights of survivorship, by deed from Kriste L. Goad, of record as Instrument No. 20130412-0036517, Register's Office for Davidson County, Tennessee.

Also being the same property conveyed to Cynthia L. Cruse by deed from Todd R. Cruse of record as Instrument No. 20131226-0129959, Register's Office for Davidson County, Tennessee.

This is improved property known as 3704 Estes Road # O, Nashville, Tennessee 37215.