THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 14091891** BILL GARRETT, Davidson County Trans:T20140074209 DEEDWARR Recvd: 10/02/14 10:51 4 pgs Fees:23.00 Taxes:3367.00 20141002-0091010	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $910,000.00. Affiant Subscribed and sworn to before me, this 30th day of September, 2014. Notary Public My Commission Expires:

SHIRA HUGHES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 08-11-2017

WARRANTY DEED

Address New Owner: Burton A. Nowers, Jr. and Lisa A. Nowers 1045 Overton Lea Road Nashville, TN 37220	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 145-04-38.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Judith B. Danner as Co-Trustee of the Judith B. Danner Revocable Living Trust dated April 7, 2014** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Burton A. Nowers, Jr. and Lisa A. Nowers, Husband and Wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 8, FINAL PLAT OF LOT 7 AND 8 ON THE PLAN OF LEALAND MANOR THIRD ADDITION, as shown on plat of record in Instrument No. 20100715-0055635, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed by Quitclaim Deed from Judith Boyer Danner, an unmarried person to Raymond L. Danner, Jr., Trustee of the Judith B. Danner Revocable Living Trust dated April 7, 2014 as recorded on the 14th day of August, 2014 in Instrument No. 20140814-0073514 and Warranty Deed from Raymond N. Dubois and wife, Lisa A. Dubois to Judith Boyer Danner, unmarried as recorded on the 15th day of September, 2008 in Instrument No. 20080915-0094328, in the Register's Office of Davidson County, Tennessee.

*See attached "Exhibit A"

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2014 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of LEALAND MANOR THIRD ADDITION, as recorded in Instrument No. 20100715-0055635.

Covenants, Conditions and Restrictions as set forth in Covenants, Conditions and Restrictions recorded in Book 1081, Page 643 and Book 1394, Page 125.

Easement for Boundary Line, recorded in Instrument No. 20080911-0093175.

Conveyance of part of Lot 8 recorded at Instrument No. 20110211-0012139.

This is improved property located at 1045 Overton Lea Road Nashville, TN 37220.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 30th day of September, 2014.

Judith B. Danner, Co-Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Judith B. Danner, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that she is a co-trustee of the Judith B. Danner Revocable Living Trust dated April 7, 2014, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at Office, this 30th day of September, 2014.

Notary Public

My Commission Expires: _____

SHIRA HUGHES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-11-2017

Exhibit A

This Instrument Prepared by:
William T. Chapman, IV, Esq.
2002 Richard Jones Road, Suite 203-A
Nashville, TN 37215

FIRST AMENDMENT TO
TRUST AGREEMENT FOR
THE JUDITH B. DANNER REVOCABLE LIVING TRUST
DATED APRIL 7, 2014

APPOINTMENT OF SPECIFIC CO-TRUSTEE

This Amendment is hereby made and entered into as of the 30th day of September, 2014, by and between JUDITH B. DANNER (hereinafter referred to as "Grantor") and JUDITH B. DANNER (hereinafter referred to as "Co-Trustee").

W I T N E S S E T H:

WHEREAS, Grantor entered into that certain Trust Agreement dated April 7, 2014 (the "Trust Agreement"); and

WHEREAS, in accordance with Section Six (6) of the Trust Agreement, Grantor desires to amend the Trust Agreement and appoint herself as a specific Co-Trustee for the specific purpose of facilitating the sale and conveyance of her interests to Trust property located at: 1045 Overton Lea Road, Nashville, Tennessee 37220 (the "Property").

NOW, THEREFORE, Grantor agrees that the Trust Agreement is hereby amended as follows:

1. Grantor hereby acknowledges its intent to appoint herself as Co-Trustee for the specific purpose of facilitating the sale and conveyance of the Property prior to the termination of the Trust.

2. Grantor also hereby acknowledges its intent to remove herself as Co-Trustee following the completion of the closing of the sale of the Property, and following the completion of said closing, Co-Trustee hereby acknowledges and accepts its removal from the specific Trustee appointment created herein.

3. All other terms and conditions of the Trust Agreement, except as modified herein, shall remain in full force and effect.

IN WITNESS WHEREOF, the parties have executed this instrument as of the day and year first above written.

GRANTOR:

Judith B. Danner

CO-TRUSTEE:

Judith B. Danner, as Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Judith B. Danner, with whom I am personally acquainted, and who upon oath acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal in Nashville, Tennessee, this 30th day of September, 2014.

Notary Public

My commission expires: _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Judith B. Danner, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained and who further acknowledged that she is the Co-Trustee of the Judith B. Danner Revocable Living Trust, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand and seal in Nashville, Tennessee, this 30th day of September, 2014.

Notary Public

My commission expires: _____