BILL GARRETT, Davidson County
Trans:T20140083773 DEEDWARR
Recvd: 11/06/14 09:01 3 pgs
Fees:17.00 Taxes:0.00
20141106-0102441

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
Albert W. Wardin, Jr., Trustee 208 Old Williamsburg Court Nashville, Tennessee 37215	SAME	Map 131 07 0A Parcel 033.00

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, Albert W. Wardin, Jr., 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 **Albert W. Wardin, Jr., Trustee of The Albert W. Wardin, Jr. Living Trust, established by the Revocable Trust Agreement of Albert W. Wardin, Jr. dated October 31, 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 31st day of October, 2014.

Albert W. Wardin, Jr.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Albert W. Wardin, Jr., 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 31st day of October, 2014.

My Commission Expires: LINDSAY KEEFE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

MY COMMISSION EXPIRES: December 6, 2016

Notary Public

EXHIBIT A

Legal Description

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

Lot No. 33 on the Plan of Hillsborough Place, Final Plat, as of record in Book 5200, page 160, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

This conveyance is made subject to all setback lines, easements, including sewer easements, as shown on the plan of record in Book 5200, page 42, and restrictions of record in Book 5151, page 50; Book 5240, page 165; and Book 5292, page 134.

This conveyance is made further subject to the Charter and By-Laws of Hillsborough Place Cooperative Corporation, as of record in Book 5342, page 928.

Being the same property conveyed to Albert W. Wardin, Jr., by deed from Albert W. Wardin, Jr., and wife, Lucille Peak Wardin, of record as Instrument No. 20041123-0140101, Register's Office for Davidson County, Tennessee.

This is improved property known as 208 Old Williamsburg Court, Nashville, Tennessee 37215.