BILL GARRETT, Davidson County
Trans:T20140091074 DEEDWARR
Recvd: 12/05/14 09:00 5 pgs
Fees:27.00 Taxes:0.00
20141205-0111475

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
Ann M. Soderquist, Trustee 1626 Beech Log Road Watertown, Tennessee, 37184	SAME	Davidson County 117 03 0A 114.00 Wilson County Map 132 Parcel 005.00 Map 132 Parcel 006.00

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 M. Soderquist, 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 M. Soderquist, Trustee of The Ann M. Soderquist Living Trust, established by the Revocable Trust Agreement of Ann M. Soderquist dated December 26, 2013**, as amended from time to time, and to her 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 15th day of January, 2014.

Ann M. Soderquist

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Ann M. Soderquist, 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 15th day of January, 2014.

My Commission Expires:

JEFFREY MOSLEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

MY COMMISSION EXPIRES:
March 3, 2015

Notary Public

EXHIBIT A

Legal Description

Davidson County
117 03 0A 114.00
3000 Hillsboro Pike, Unit 114, Nashville, Tennessee 37215

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

Land in Davidson County, Tennessee, being a certain Condominium Unit No. 114 on the Plan of Versailles Condominiums, as of record in Plat Book 5050, Page 80, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Ann M. Soderquist by deed from Elizabeth Brook Robertson and Robert W. Robertson, Jr. of record as Instrument No. 20100301-0015512, Register's Office for Wilson County, Tennessee.

This is improved property known as 3000 Hillsboro Pike, Unit 114, Nashville, Tennessee 37215.

Wilson County
Map 132 Parcel 005.00
1616 Beech Log Road, Watertown, Tennessee 37184

Land lying in the 16th Civil District of Wilson County, more particularly described as follows:

Being a parcel of land situated in the 16th Civil District of Wilson County, Tennessee, bounded on the North of Beech Log Road; on the East by other land of W. J. Netherton; on the South by land of Luther Tyree and William L. Tyree; and on the West by Private road of Luther Tyree and William L. Tyree, and containing 1.6 acres, more or less, more particularly described as follows: BEGINNING at a point in the south margin of Beech Log Road, running southwardly, a distance of 331 feet to the southwest corner of the tract hereby conveyed, in the land of Luther Tyree and William L. Tyree; thence in an easterly direction, a distance of 178 feet to a point in the land of W. J. Netherton; thence in a northwardly direction, a distance of 385 feet to a point in the south margin of Beech Log Road; thence westerly with the south margin of Beech Log Road, a distance of 216 feet to the point of beginning, according to the deed shown of record in Deed Book 178, page 615, Register's Office for Wilson County, Tennessee.

Being the same property conveyed to Larry D. Soderquist and wife, Ann M. Soderquist, by deed from Theresa L. Taylor Merryman, f/k/a Theresa L. Taylor, of record in Book 816, page 2087, Register's Office for Wilson County, Tennessee.

This realty is subject to the easement conveyed by Deed For Easement For Waterline from Larry D. Soderquist and wife, Ann Soderquist, to the Water & Wastewater Authority of Wilson County, Tennessee, of record in Book 882, page 953, Register's Office for Wilson County, Tennessee.

Ann M. Soderquist and Ann Soderquist are one and the same person.

Larry D. Soderquist died on August 20, 2005.

This is improved property known as 1616 Beech Log Road, Watertown, Tennessee 37184.

Wilson County
Map 132 Parcel 006.00
1626 Beech Log Road, Watertown, Tennessee 37184

Land lying in the 16th Civil District of Wilson County, more particularly described as follows:

PARCEL "A": Being Tracts 1 through 4, containing a total area of 88.52 acres, more or less, on a survey plat prepared by Bruce Rainey, TRLS #823, 116 Maple Row Blvd., Hendersonville, TN 37075, dated September 14, 1993, as revised, entitled "BOUNDARY SURVEY FOR JOHN CROWDER", and filed for record in Plat Book 22, page 204, Register's Office for Wilson County, Tennessee, to which plat reference is hereby made for a more complete description of said property.

PARCEL "B": Land in the 16th Civil District of Wilson County, Tennessee, and being 3.40 acres, more or less, as shown on a survey plat prepared by Carroll Dean Carman, TRLS #910 , Hartsville, Tennessee, entitled "Boundary survey for Terry P. Scholes and wife, Linda F. Scholes", dated December 10, 1997, and filed for record in Plat Book 21, Page 645, Register's Office for Wilson County, Tennessee, to which plat reference is hereby made for a more complete description of said property.

Being the same property conveyed to Larry D. Soderquist and wife, Ann M. Soderquist, by deed from Todd Alan Davey and wife, Sherie Ann Davey, of record in Deed Book 463, page 320, Register's Office for Wilson County.

This realty is subject to the easement conveyed by Deed For Easement For Waterline from Larry D. Soderquist and wife, Ann Soderquist, to the Water & Wastewater Authority of Wilson County, Tennessee, of record in Book 882, page 951, Register's Office for Wilson County, Tennessee.

Ann M. Soderquist and Ann Soderquist are one and the same person.

Larry D. Soderquist died on August 20, 2005.

This is improved property known as 1626 Beech Log Road, Watertown, Tennessee 37184.
