THIS INSTRUMENT PREPARED BY:
ROBERT J. NOTESTINE, III, 109 Kenner Avenue, Nashville, TN 37205

**ADDRESS NEW OWNER(S) AS FOLLOWS:**

**The Anderson Trust**
**1616 Westgate Circle**
**Brentwood, TN 37027**

**SEND TAX BILLS TO:**

**The Anderson Trust**
**1616 Westgate Circle**
**Brentwood, TN 37027**

# WARRANTY DEED INTO TRUST

THIS WARRANTY DEED is made this 5 day of December, 2014, by and between **#1DO FAMILY, LP**, (hereinafter referred to as "Grantor"), and **THE ANDERSON TRUST,** J. Ley as Trustee (hereinafter referred to as "Grantee"):

WITNESSETH:

The Grantor, for and in consideration of the sum of Ten Dollars ($10.00 ) and other valuable consideration, receipt of which is hereby acknowledged, hereby grants, bargains, sells, remises, releases, and conveys to the Grantee, all that certain land situate in Davidson County, State of Tennessee, to-wit:

{See attached Addendum}

(STATE OF TENNESSEE)
(COUNTY OF DAVIDSON)
(
(The actual consideration or value, whichever is greater
(For this transfer is $Exempt pursuant to TCA 67-4-409, transfer to Rev Liv trust
(
(
(
(Affiant
(Subscribed and sworn to before me
(This 15 day of December, 2014.

(
(
(
(My Commission Expires: Oct 9, 2018
(

Notary Public

ESTELLA IRENE KENNEDY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

BILL GARRETT, Davidson County
Trans:T20140094690 DEEDWARR
Recvd: 12/18/14 08:37 5 pgs
Fees:27.00 Taxes:0.00
20141218-0115727

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, to have and to hold in fee simple forever.

The Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple, has good right and lawful authority to sell and convey said land, hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said property is free of all encumbrances except taxes accruing subsequent to December 31, 2013.

TO HAVE AND TO HOLD the real estate with its appurtenances upon the trusts and for the uses and purposes herein and in the trust agreement set forth.

See Exhibit A

Full power and authority is hereby granted to said trustee to subdivide and resubdivide the real estate or any part thereof, to dedicate parks, streets, highways or alleys and to vacate any subdivision or part thereof, to execute contracts to sell or exchange or execute grants of options in purchase, to execute contracts to sell on any terms, to convey either with or without consideration, to convey the real estate or any part thereof to a successor or successors in trust and to grant in such successor or successors in trust all of the title, estate, powers and authorities vested in the part therof, from time to time, in possession or reversion, by leases to commence in praesenti or futuro, and upon any terms and for any period or periods of time, and to execute renewals or extensions of leases upon any terms and for any period or periods of time and to execute amendments, changes or modifications of leases and the terms and provisions thereof at any time or times hereafter, to execute contracts to make leases and to execute options to lease and options to renew leases and options to purchase the whole or any part of the reversion and to execute contracts respecting the manner of fixing the amount of present or future rentals, to execute grants of easements or charges of any kind, to release, convey or assign any right, title or interest in or about or easement appurtenant to the real estate or any part thereof, and to deal with the title to said real estate and every part thereof in all other ways and for such other considerations as it would be lawful for any person owning the title to the real estate to deal with it, whether similar to or different from the ways above specified and at any time or times hereafter.

In no case shall any party dealing with said trustee in relation to the real estate, or to whom the real estate or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by the trustee, be obliged to see to the trust agreement or to the application of any purchase money, rent, or money borrowed or advanced on the real estate, or be obliged to see that the terms of the trust have been complied with, or be obliged to inquire into the necessity or expediency of any act of the trustee, or be obliged or privileged to inquire into any of the terms of the trust agreement, and every deed, trust deed, mortgage, lease or other instrument executed by the trustee in relation to the real estate shall be conclusive evidence in favor of every person relying upon or claiming under any such conveyance, lease or other instrument, (a) that at the time of the delivery thereof the trust created herein and by the trust agreement was in full force and effect, (b) that such conveyance or other instrument was executed in accordance with the trusts, conditions and limitations contained herein and in the trust agreement or in any amendments thereof and binding upon all beneficiaries, (c) that the trustee was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument, and (d) if the conveyance is made to a successor or successors in trust, that such successor or successors in trust have been properly appointed and are fully vested with all the title, estate rights, powers, authorities, duties and obligations of its, his or their predecessor in trust and (e) under the terms of the said trust agreement the trustee is prohibited from

revealing terms of the agreement other than those entered here and/or parties to said trust agreement without express written permission of other parties, and (f) that at any time the Trustee is unavailable to conduct trust business, the Beneficiary(s) have unanimously agreed to allow the hereinafter named Successor Trustee to conduct such trust business with the same authority and powers as the original Trustee in the original Trustee's absence, or until the original Trustee is again available. In no event shall the Trustee disclose any of the trust assets, any parties of this trust, nor disclose the working of the trust.

The interest of each beneficiary under the trust agreement and of all persons claiming under them or any of them shall be only in the possession, earnings, and the avails and proceeds arising from the sale, mortgage or other disposition of the real estate, and such interest is hereby declared to be personal property, and no beneficiary shall have any title or interest, legal or equitable, in or to the real estate as such, but only an interest in the possession, earnings, avails and proceeds thereof as aforesaid.

Any contracts, obligations or indebtedness incurred or entered into by the Trustee in connection with said real estate may be entered into by it in the name of the beneficiaries under said trust agreement, as their attorney-in-fact, thereby irrevocably appointed for such purpose, or, at the election of the Trustee, in its own name, as Trustee of an express trust, and the Trustee shall have no obligation whatsoever with respect to any such contract, obligation or indebtedness except only so far as the trust property shall be applicable to the payment and discharge thereof.

The remedy of partition shall not be available to the beneficiaries of this Land Trust.

Except where specifically pledged to secure a debt, the interest of any Beneficiary in the income and principle of this trust shall be free from the control or interference of any creditor of the Beneficiary or of any spouse of a married Beneficiary. Such interest shall not be subject to attachments or susceptible to anticipation or alienation.

In the event of death, or inability for any reason to fulfill his duties as Trustee, Jeff Ley, the following persons are nominated successor trustees in order of their listings. The filing of a death certificate of the original Trustee, along with an Affidavit of Acceptance by the First Successor Trustee shall be effective to vest title to him, or in the case of inability to fulfill his duties an affirmed statement of same shall be effective to vest title to the successor Trustee. Filing of a death certificate of a successor trustee or an Affidavit of Non-Acceptance by a successor trustee, along with an affidavit of Acceptance buy an Alternate Successor Trustee shall be effective to vest title in such Alternate successor trustee.

ALTERNATE TRUSTEE: Robert Notestine, III

This agreement shall be governed pursuant to the laws of Tennessee; and invalidation of any portion of this Agreement shall not invalidate the remainder.

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

#1DO FAMILY, LP - GRANTOR

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before the undersigned Notary Public in and for said State and County, the within named Tim Stowell, the bargainor, with whom I am personall acquainted, and who acknowedged that he executed the foregoing instrument for the purpose therein contained.

Witness my and and official seal at office in Brentwood, Tennessee, this 1 day of December, 2014.

Notary Public

My commission expires: Oct. 9, 2018

ESTELL IRENE KENNEDY ★ NOTARY PUBLIC ★ STATE OF TENNESSEE ★ COUNTY OF WILLIAMSON

**EXHIBIT A**
**Description of Real Estate**

Being Lot 204, Section 8, Valley Grove, of record in Book 5200, Page 606, Register's Office, Davidson County, Tennessee. Map 87-9, Parcels 34 & 52 This improved property is known at 4641-4643 Forest Ridge Drive, Hermitage, TN 37076.

Being the same property conveyed to #1DO Family, LP by deed from Tim Stowell of record in Instrument number 201005240039793, Register's office for Davidson County, Tennessee, and conveyed to Tim Stowell by deed from William H. Cox of record in Book 9633, Page 884, and conveyed to William H. Cox by deed from John M.B. Menard, Jr. and wife, Mary B. Menard of record in Book 8260, Page 15, and conveyed to Susan L. Brock by deed from Secretary of Housing and Urban Development of Washington, DC of record in book 8027, Page 355, Register's Office for Davidson County, Tennessee. Susan L. Brock and Susan L. Cox is one in the same person