THIS INSTRUMENT PREPARED BY:
Paul C. Hayes
Howard Mobley Hayes & Gontarek, PLLC
2319 Crestmoor Road
Nashville, Tennessee 37215
(615) 627-4444

BILL GARRETT, Davidson County
Trans:T20150001892 DEEDWARR
Recvd: 01/08/15 14:34 3 pgs
Fees:17.00 Taxes:0.00
20150108-0002247

WARRANTY DEED

Consideration Certificate

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $0. Pursuant to Tenn. Code Ann. § 67-4-409(a)(3)(G), the transfer of the property described herein is exempt from the Tennessee Realty Transfer tax.

Denise Gentry Rabalais, as Trustee of the Denise Gentry Rabalais Trust created under the Restatement of the Russell E. Rabalais Revocable Living Trust under agreement dated August 8, 2006, Affiant

Subscribed and sworn to before me,
this 22nd day of December, 2014.

Notary Public
My Commission Expires: 9-11-2017

MARY GREGORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT. 11, 2017

Address of New Owner:
Denise Gentry Rabalais, as Trustee of the Denise Gentry Rabalais Trust created under the Restatement of the Russell E. Rabalais Revocable Living Trust Agreement dated August 8, 2006
6011 Temple Road
Nashville, TN 37221

Send Tax Bills to:
SAME

Map-Parcel Number:
Davidson County
Map/Parcel: 142-04-0-A-017.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and for other good and valuable consideration, the receipt and sufficiency of which is acknowledged, I, **DENISE GENTRY RABALAIS, as successor trustee of the Rabalais Revocable**

Living Trust under agreement dated May 1, 2002, (the "Grantor"), hereby forever quitclaim, release, and convey unto **DENISE GENTRY RABALAIS, as trustee of the Denise Gentry Rabalais Trust** created under the Restatement of the Russell E. Rabalais Revocable Living Trust under agreement dated August 8, 2006, its successors and assigns (the "Grantee"), all of its right, title, and interest in and to a certain tract of real property located in Davidson County, Tennessee, being more particularly described as follows:

> A certain Condominium in Davidson County, Tennessee, Being Unit No. 17 on the Plan of Belle Forest, of record in Book 5200, Page 167, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete and legal description. Description is the same as previous deed.
>
> Being the same property conveyed to Russell E. Rabalais, Trustee U/A/D May 1, 2002, of the Rabalais Revocable Living Trust, by Quitclaim Deed dated August 24, 2004, from Russell Rabalais, of record as Instrument No. 20040913-0110477, Register's Office for Davidson County, Tennessee. Russell E. Rabalais died on September 5, 2014, at which time Denise Gentry Rabalais became successor trustee of the Rabalais Revocable Living Trust and trustee of the Denise Gentry Rabalais Trust.
>
> This property is improved property commonly known as 210 Old Hickory Blvd., Unit 17, Nashville, Tennessee 37221.

TO HAVE AND TO HOLD said tract of land, with the appurtenances, estate, title, and interest thereto belonging to said Grantee, its successors and assigns, forever; and Grantor does covenant with Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out. Grantor does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to said land to Grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

This deed was prepared without the benefit of a title search and uses the legal description for the property herein conveyed as reflected in the deed of conveyance to the Grantor. The property is conveyed subject to such limitations, restrictions, easements and encumbrances as may affect the subject property.

Said property is quitclaimed subject to such limitations, restrictions, and encumbrances as may affect the premises.

WITNESS my hand this 22nd day of December, 2014.

DENISE GENTRY RABALAIS, as successor trustee of the Rabalais Revocable Living Trust under agreement dated May 1, 2002

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **DENISE GENTRY RABALAIS, as successor trustee of the Rabalais Revocable Living Trust** under agreement dated May 1, 2002, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal on this 22nd day of December, 2014.

Notary Public

My Commission Expires: 9-11-2017

MARY GREGORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT. 11, 2017