BILL GARRETT, Davidson County
Trans:T20150009443 DEEDWARR
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Fees:22.00 Taxes:0.00
20150206-0011197

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 owners:	Send Tax Bills to:	Map-Parcel Numbers
Kathryn G. Young & Charlene G. Green, Trustees P.O. Box 2067 Brentwood, Tennessee 37024	SAME	131 05 0B 348.00 131 05 0B 358.00

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, Jane C. Gupton, 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 **Kathryn G. Young and/or Charlene G. Green, Trustees of The Jane C. Gupton Living Trust, established by the Revocable Trust Agreement of Jane C. Gupton dated March 4, 2008**, as amended from time to time, and to their successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the Grantees, and the Grantees' successors, 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 Grantees, the Grantees' successors, heirs and assigns, forever; and the Grantor does covenant with the said Grantees 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 Grantees, the Grantees' successors, heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands this 27th day of January, 2015.

Jane C. Gupton by Kathryn G. Young

Jane C. Gupton, by Kathryn G. Young, power of attorney

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 27th day of January, 2015, before me, the undersigned, a Notary Public, in and for said County and State, personally appeared Kathryn G. Young to me known, or proved to me on the basis of satisfactory evidence, to be the person who executed the foregoing instrument in behalf of Jane C. Gupton, and acknowledged that she executed the same as the free act and deed of the said Jane C. Gupton.

WITNESS my hand, at office, this 27th day of January, 2015.

My Commission Expires: _____

LINDSAY KEEFE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES:
December 6, 2016

Lindsay Keefe
Notary Public

EXHIBIT A

Legal Description

131 05 0B 348.00
Property Address: 348 Summit Ridge Circle, Nashville, Tennessee 37215

Land in Davidson County, TN, being Unit No. 348 on the Plan of Four Seasons Condominiums, of record in Book 5050, Page 30 and Exhibit D to Master Deed Book 6841, Page 349, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Jane C. Gupton by deed from Robert T. Bumbalough and wife, Dorothy L. Bumbalough, of record in Book 9461, page 644, Register's Office for Davidson County, Tennessee.

Subject to Master Deed of record in Book 6841, Page 349; Book 6847, Page 122; Bylaws in Book 6841, Page 376; Easement in Book 6869, Page 157; Book 5158, Page 851; Book 6869, Page 162, and Rerecorded in Book 6870, Page 966; Book 5158, Page 230; Engineers report in Book 6847, Page 125; Deed of Conveyance in Book 5271, Page 430, and all matters shown on the Plan of Record.

This is improved property known as 348 Summit Ridge Circle, Nashville, Tennessee 37215.

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131 05 0B 358.00
Property Address: 358 Summit Ridge Circle, Nashville, Tennessee 37215

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

Unit No. 358 as shown on the Plan of Four Seasons, a Condominium Development, together with an undivided percentage interest in the Common Elements appurtenant to said unit, as set forth in the Master Deed establishing Four Seasons, a Condominium, of record in Book 6841, page 349, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Jane C. Gupton by deed from Four Seasons Associates, Inc., a Tennessee corporation, of record in Book 7158, page 431, Register's Office for Davidson County, Tennessee.

This is improved property known as 358 Summit Ridge Circle, Nashville, Tennessee 37215.
