BILL GARRETT, Davidson County
Trans:T20150019951 DEEDWARR
Recvd: 03/19/15 08:46 7 pgs
Fees:37.00 Taxes:0.00
20150319-0023538

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:

Brenda N. Wilt, Trustee
1215 Brentwood Pointe
Brentwood, Tennessee 37027

Send Tax Bills to:

SAME

Map-Parcel Numbers

Davidson County:

160 16 0B 106.00

Williamson County:

Map 053F
Group B
Parcel 001.00

Clay County:

Map 042K
Group C
Parcel 015.00

Map 042K
Group C
Parcel 013.00

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,

Brenda N. Wilt, 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 **Brenda N. Wilt, Trustee of The Brenda N. Wilt Living Trust, established by the Revocable Trust Agreement of Brenda N. Wilt dated March 9, 2015**, 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, 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.

New legal descriptions were not prepared for this transaction. The legal descriptions are the same as the previous instruments 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 9th day of March, 2015.

Brenda N. Wilt

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Brenda N. Wilt, 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 9th day of March, 2015.

My Commission Expires: _____

LINDSAY KEEFE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES:
December 6, 2016

Notary Public

EXHIBIT A

Legal Description

(Brenda Wilt, Brenda N. Wilt and Brenda Napier Wilt are one and the same person.)

Davidson County
Map-Parcel Number: 160 16 0B 106.00
Property Address: 6147 Brentwood Chase Drive, Brentwood, Tennessee 37027

Land in Davidson County, Tennessee, being Lot 130, SECTION 1, REVISION ONE, BRENTWOOD CHASE, as shown on plat of record in Plat Book 9700, Page 936 thru 941, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Brenda Wilt by deed from Martin Otto Blihovde A/K/A Marv Dennis, of record as Instrument No. 20070518-0059524, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record including those in Plat Book 9700, Page(s) 936-941; Covenants, Conditions and Restrictions of record in Instrument No. 20000531-0053798 and amended in Instrument No. 2000831-0086366; Charter of Brentwood Chase Community Association of record in Instrument No. 20000524-0051842; Easement for Water Main of record in Book 8371, Page 389; Easement for Drainage Facilities of record in Book 7902, Page 389; Storm Water Detention Agreements of record in Book 11115, Page 281 and Book 11115, Page 286; and Deed to Homeowners Association for common areas of record at Instrument No. 20010208-0012529, Register's Office for Davidson County, Tennessee.

This is improved property known as 6147 Brentwood Chase Drive, Brentwood, Tennessee 37027.

Williamson County
Map 053F Group B Parcel 001.00
Property Address: 1215 Brentwood Pointe, Brentwood, Tennessee 37027

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

Unit No. 1215 in Brentwood Pointe, Section Three, Phase A & C, a Condominium, a Horizontal Property Regime, located on General George Patton Drive, Franklin, Williamson County, Tennessee, as shown on the Final Plat of Brentwood Pointe III, P.U.D. Subdivision Revision 2, Condominium Apartments, recorded in Plat Book 12, Page 94, as amended in Plat Book 17, Page 26, and Revision 3 of record in Plat Book 18, Page 100, Revision 4 of record in Plat Book 19, Page 14, Register's Office for Williamson County, Tennessee and described in a Master Deed recorded in Book 768, Page 612, as amended in Book 806, Page 854 and Book 1034, Page 728 and Book 1133, Page 681, said Register's Office, to which reference is hereby made.

Being the same property conveyed to Brenda Napier Wilt by deed from Richard J. Ross and wife, Annette H. Ross, of record in Book 1726, page 487, Register's Office for Williamson County, Tennessee.

This is improved property known as 1215 Brentwood Pointe, Brentwood, Tennessee 37027.

Clay County
Map 042K Group C Parcel 015.00
Property Address: Cemetery Street, Celina, Tennessee 38551

Land lying in the 3rd Civil District of Clay County, Tennessee, more particularly described as follows:

TRACT NO. 1: BEGINNING on the East side of Highland Street in the West line of Lot No. ____, 150 feet North of State Highway No. 53, thence running East across lots 1, 2, 3, 4, 5, 6, 7, and 8 in Block "F: of the Davis Highland Addition, 200 feet to a stake in the East line of Lot No. 8; thence North with the East line of Lot No. 8 70 feet to a stake in line of same; thence West across Lots No. 1, 2, 3, 4, 5, 6, 7, and 8, in Block "F" of Davis Highland Addition and Parallel with other line of same, 200 feet to a stake on Highland Street and in the West line of Lot No. 1, thence South with the West line of No. 1, North 70 feet to the beginning, and containing a Lot 70 feet by 200 feet and being a portion of Lots No. 1, 2, 3, 4, 5, 6, 7, and 8 of Block "F", of the Davis Highland Addition to the City of Celina, Tennessee, the plat of same being of record in Deed Book "X", pages 456-7, Register's Office of Clay County, Tennessee.

TRACT NO. 2: Bounded on the North by Fitzgerald Cemetery; Bounded on the South by J. P. Westmoreland property; Bounded on the East by River Street; and Bounded on the west by Highland or Cemetery Street, being a lot approximately 15 feet by 200 feet.

There is EXCLUDED from the above described lands that certain tract of land conveyed to Frank Tinsley by warranty deed from Estelle Nevins dated December 11, 1987, and recorded in Deed Book 48, pages 566-567, Register's Office of Clay County, Tennessee, and more particularly described as follows, to-wit:

BEGINNING at a stake on the West side of River Road, a corner to Warren Melton, thence with the line of Warren Melton 107 feet to a stake; thence Northwardly 86 feet to a stake in the line of the cemetery; thence Eastwardly with the cemetery line 107 feet to a stake on the West side of River Street; thence Southwardly with the West side of River Street 86 feet to a stake, the beginning corner.

Being the same property conveyed to Brenda Napier Wilt by deed from Randy White and wife, Diana White, of record in Book WD93, page 13, Register's Office for Clay County, Tennessee.

This is improved property known as Cemetery Street, Celina, Tennessee 38551.

Clay County
Map 042K Group C Parcel 013.00
Property Address: Hwy 52, Celina, Tennessee 38551

Land lying in the 3rd Civil District of Clay County, Tennessee, more particularly described as follows:

BEGINNING on a stake at the intersection of State Highway Nos. 52 and 53 and Highland Street; thence East with said Highway 100 feet to a stake and a corner to Atwell Bilbrey, now Warren Melton; thence North with Melton's line, also parallel with Highland Street 130 feet to a stake, corner to Melton and Nevins; thence West with the line of Nevins 100 feet to Highland Street; thence South 125 feet with Highland Street to the beginning.

Being the same property conveyed to Brenda Napier Wilt by deed from Barbare Napier Wallace, of record in Book WD96, page 270, Register's Office for Clay County, Tennessee.

This is unimproved property known as Hwy 52, Celina, Tennessee 38551.
