BILL GARRETT, Davidson County
Trans:T20150025339 DEEDWARR
Recvd: 04/07/15 08:03 3 pgs
Fees:17.00 Taxes:0.00
20150407-0030056

| THIS DOCUMENT PREPARED BY<br><br>JEFFREY MOBLEY<br>Howard Mobley Hayes & Gontarek, PLLC<br>2319 Crestmoor Road<br>Nashville, Tennessee 37215<br>(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 |
|---|---|---|
| Joan A. McGranaghan, Trustee<br>8549 Sawyer Brown Road<br>Nashville, Tennessee 37221 | SAME | 142 09 0D 199.00 |

## 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, Joan A. McGranaghan, 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 **Joan A. McGranaghan, Trustee of The Joan A. McGranaghan Living Trust, established by the Revocable Trust Agreement of Joan A. McGranaghan dated March 31, 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.

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 31st day of March, 2015.

Joan A. McGranaghan

**Joan A. McGranaghan**

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Joan A. McGranaghan, 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 31st day of March, 2015.

My Commission Expires: _____

JEFFREY NOBLEY
NOTARY PUBLIC
OF TENNESSEE
COUNTY OF DAVIDSON
My Comm. Expires
January 8, 2019

Notary Public

## EXHIBIT A

### Legal Description

A certain condominium apartment in Davidson County, Tennessee, more particularly described as follows:

> Unit No. 8549, together with the carport designated No. 8549-C, in River Plantation, Section Ten, Phase II-B, a Condominium, a Horizontal Property Regime, located on Sawyer Brown Road, Bellevue, Davidson County, Tennessee, as shown on the plat of River Plantation, Section Ten, Phase II-B, Condominium Apartments, recorded in Plat Book 9700, page 27, Register's Office for Davidson County, Tennessee, and described in a Master Deed recorded in Book 9394, page 598, said Register's Office for Davidson County, Tennessee, to which reference is hereby made, and in annexation documents in Book 9669, page 111, Book 9780, page 284, and Book 10024, page 409, Register's Office for Davidson County, Tennessee. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of River Plantation, Section Ten, Phase II-B, Condominium Apartments, contained in the Master Deed and By-Laws appended thereto, recorded in Book 9394, page 598, et. seq., as applied to Section Ten, Phase II-B, by annexation documents in Book 9780, page 284; Book 9669, page 111; Book 10024, page 409; and Book 10136, page 708, Register's Office for Davidson County, Tennessee, are incorporated in this deed by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Joan A. McGranaghan by deed from Francis R. McGranaghan, of record in Book 10830, page 311, Register's Office for Davidson County, Tennessee.

This is improved property known as 8549 Sawyer Brown Road, Nashville, Tennessee 37221.