THIS INSTRUMENT PREPARED BY:
CHRISTIAN S. HOFSTETTER
95 White Bridge Road, Suite 509
Nashville, TN 37205

THIS TRANSFER IS EXEMPT FROM REAL ESTATE TRANSFER TAX PURSUANT TO T.C.A. §67-4-409(a)(3)(F).

ADDRESS NEW OWNERS:

Samuel P. McVay, Trustee
June P. McVay, Trustee
402 Brownstone Street
Old Hickory, TN 37138

SEND TAX BILL TO:

SAME

MAP- PARCEL ID:

21-04-002

BILL GARRETT, Davidson County
Trans:T20150028971 DEEDWARR
Recvd: 04/17/15 10:03 3 pgs
Fees:17.00 Taxes:0.00
20150417-0034128

WARRANTY DEED

For and in consideration of the sum of TEN AND 00/100 DOLLARS ($10.00), cash and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Samuel Paul McVay and wife, June P. McVay,** hereinafter referred to as Grantors, have bargained and sold, and by these presents do transfer and convey unto **Samuel P. McVay, Trustee and June P. McVay, Trustee** of **The Samuel & June McVay Revocable Living Trust** , hereinafter referred to as Grantees, its successors and assigns, their interest in and to a certain tract or parcel of land situated and being in the Fourteenth Civil District of Davidson County, Tennessee, and more particularly described as follows:

SEE EXHIBIT " A "

Being the same property conveyed to Samuel Paul McVay and wife, June P. McVay by Deed from William J. Binkley, JR., M.D., Trustee of the Mildred Larkin Binkley Revocable Trust, et al, of record in Instrument # 200008250084191, Register's Office for Davidson County, Tennessee..

This conveyance is subject to (1)building setback lines, utility and drainage easements and all other matters as shown by plat of record; (2)restrictive covenants and other matters of record in Book 3915, Page 990, and Book 3916, Pages 1, 12, 20, 24, and 28, in the Register's Office for Davidson County, Tennessee, as to TRACT 1; and (3)any and all existing restrictions, easements, encumbrances and covenants of record.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors, assigns and representatives forever. And the undersigned, do covenant with the said Grantee that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, except as noted above.

And, Grantors further covenant and bind themselves, their heirs, successors and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, its successors, assigns, and representatives, against the lawful claims of all persons, whomsoever.

WITNESS our hands this 15th day of January, 2014. 2015

SAMUEL PAUL MCVAY

JUNE P. MCVAY

STATE OF TENNESSEE)

COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Samuel Paul McVay and wife, June P. McVay,** the within-named bargainors, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Antioch, Tennessee, this 15th day of January, 2014. 2015

NOTARY PUBLIC

DOUGLAS LITTLE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My commission expires: 03/07/2017

The information contained herein was supplied solely by the parties hereto without the benefit of title examination. The preparer makes no warranty as to the state of title to the real property conveyed herein or to the accuracy of the information contained herein.

TRACT I:

BEING Lot No. 8, on the Plan of Feltswood Subdivision, Section One, as shown by plat of record in Book 3700, Page 13, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property, and being designated as Map and Parcel No. 21-04-002, on the Maps of the Assessor of Property for Davidson County, Tennessee.

Said Lot No. 8 fronts 160 feet on the southerly margin of Binkley Road and extends back 230 feet on the westerly line and 250 feet on the easterly line to a dead line in the rear, measuring 218.20 feet thereon.

TRACT II:

Land in the 14th Civil District of Davidson County, Tennessee and being a portion of property of record in Deed Book 4576, Page 851, Register's Office, said county,

1.155 acre tract: BEGINNING at an existing iron pin, the most northwest corner of this tract, and being a common corner to Lots 7 and 8, Feltswood Subdivision, Section One, Plat Book 3700, Page 13, Register's Office, Davidson County, Tennessee; thence, with Lot 8, S. 79 deg. 09 min. 43 sec. E. 218.05 feet to a broken concrete monument, a common corner to Lots 8 and 9, said Feltswood Subdivision, and being the most northwest corner of property described in Deed Book 5858, Page 283; thence with said property S. 5 deg. 22 min. 17 sec. W. 226.53 feet to an existing iron pin, in the northerly margin of proposed Feltswood Drive; thence, with the margin of said drive with a curve to the right having a central angle of 16 deg. 26 min. 14 sec., a radius of 676.11 feet, and an arc length of 193.96 feet (chord = N. 76 deg. 39 min. 09 sec. W. 193.3 feet) to an existing iron pin in the margin of said drive; thence, continuing with the margin of said drive N. 68 deg. 26 min. 02 sec. W. 39.61 feet to an existing iron pin in the margin of said drive, and being the most southwest corner of property described in Deed Book 5857, Page 62; thence, with said property N. 8 deg. 45 min. 50 sec. E. 209.80 feet to the beginning containing 1.155 acres, more or less, and being designated as Map and Parcel No. 21-04-009, on the Maps of the Assessor of Property for Davidson County, Tennessee. This description was taken from Book 10761, Page 307, in the Register's Office for Davidson County, Tennessee.