BILL GARRETT, Davidson County
Trans:T20150032571 DEEDWARR
Recvd: 04/29/15 15:43 3 pgs
Fees:17.00 Taxes:0.00
20150429-0038461

THIS DOCUMENT PREPARED BY Bryan Howard 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:	Send Tax Bills to:	Map-Parcel Number
John A. Gass, Trustee 722 Vosswood Drive Nashville, TN 37205	SAME	115-08-0 056.00

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, John A. Gass, hereinafter called the Grantor, for the purpose of transferring the Grantor's entire ownership interest in the subject real property to a revocable trust established by the Grantor, has bargained and sold, and by these presents does transfer and convey unto John A. Gass, Trustee of The John A. Gass Revocable Trust, dated April 28, 2015, as amended from time to time, and to his 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, heirs and assigns, all of the Grantor's right, title and interest in and to a certain tract or parcel of land in the State of Tennessee, being 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 Grantee.

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 28th day of April, 2015.

John A. Gass

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John A. Gass, 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 28th day of April, 2015.

Bryan Howard
Notary Public

My Commission Expires: _____

BRYAN HOWARD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXP. MARCH 01, 2017

EXHIBIT A

Legal Description

Land in Davidson County, Tennessee, being Lot No. 232 on the plan of West Meade Farms, Inc., Section "H", of record in Book 2133, page 17, Register's Office for said County.

Said Lot No. 232 fronts 130.0 feet on the easterly margin of Vosswood Drive and extends back 335.9 feet on the northerly line and 336.0 feet on the southerly line to a dead line in the rear, measuring 130.0 feet thereon.

Being the same property conveyed to John A. Gass and spouse, Martha R. Gass, by deed from Richard Charles Shelton and spouse, Judith Lee Shelton, of record in Book 8998, page 821, Register's Office for Davidson County, Tennessee.

And further being the same property conveyed by quitclaim deed for the express purpose of making a re-conveyance to terminate a tenancy by the entirety, and in lieu thereof, to create a tenancy in common between John A. Gass and wife, Martha R. Gass, of record at Instrument No. 20120524-0045209, Register's Office for Davidson County, Tennessee.

Also being the same property conveyed to John A. Gass by Executor's Quitclaim Deed of record at Instrument No. 20130418-0038875, Register's Office for Davidson County, Tennessee, and Scrivener's Affidavit of Correction of record at Instrument No. 2013053-0044640, said Register's Office.

This is improved property known as 722 Vosswood Drive, Nashville, TN 37205.