BILL GARRETT, Davidson County
Trans:T20150065138 DEEDWARR
Recvd: 08/06/15 08:32 3 pgs
Fees:17.00 Taxes:0.00
20150806-0078225

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:	Send Tax Bills to:	Map-Parcel Numbers
Marion Kraft, Trustee 3503 Amanda Avenue Nashville, Tennessee 37215	SAME	117 11 0M 002.00

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, Marion Kraft, 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 **Marion Kraft, Trustee of The Marion Kraft Living Trust, established by the Revocable Trust Agreement of Marion Kraft dated July 29, 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, heirs 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 29th day of July, 2015.

Marion Kraft

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Marion Kraft, 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 29th day of July, 2015.

My Commission Expires: _____

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

Notary Public

EXHIBIT A

Legal Description

Land in Davidson County, Tennessee, being Unit B of Amanda Townhomes, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for Amanda Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 201105310041250, Register's Office for Davidson County, Tennessee, said declarations being amended in Instrument No. 20120320-0023582 and in Instrument No. 20120601-0047468, said Register's Office, and to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Amanda Townhomes, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 201105310041250, and By-Laws appended thereto as Exhibit "C", and a amended in Instrument No. 20120320-0023582 and in Instrument No. 20120601-0047468, said Register's Office are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed to Marion S. Kraft by deed from Julia D. Brooks and spouse, Larry J. Brooks, of record as Instrument No. 20120601-0047469, Register's Office for Davidson County, Tennessee.

Marion S. Kraft and Marion Kraft are one and the same person.

This is improved property known as 3503 Amanda Avenue, Nashville, Tennessee 37215.