BILL GARRETT, Davidson County
Trans:T20150072949 DEEDWARR
Recvd: 08/27/15 13:44 3 pgs
Fees:17.00 Taxes:0.00
20150827-0086972

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
Sherry J. Hunter, Trustee 641 Old Hickory Boulevard, Unit #205 Brentwood, Tennessee 37027	SAME	171 03 0B 070.00

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, Sherry J. Hunter, 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 **Sherry J. Hunter, Trustee of The Sherry J. Hunter Living Trust, established by the Revocable Trust Agreement of Sherry J. Hunter dated March 7, 2015**, as amended from time to time, and to his or 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 20th day of August, 2015.

Sherry J. Hunter

Sherry J. Hunter

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Sherry J. Hunter, 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 20th day of August, 2015.

My Commission Expires: _____

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

Notary Public

934

EXHIBIT A

Legal Description

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

Land in Davidson County, TN, being Unit No. 22 on the Plan of Phase One, Section Two, Townhomes of Fredericksburg, of record in Book 9700, Page 364, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Sherry J. Hunter by deed from Radnor Homes, Inc., of record in Book 10828, page 528, Register's Office for Davidson County, Tennessee.

Subject to Restrictive Covenants in Book 7798, Page 843, Book 10393, Page 11, Book 10628, Page 517, Book 10126, Page 435, Book 10224, Page 683, corrected in Book 10294, Page 850; By-laws in Book 10126, Page 489, Book 10275, Page 959; Easements in Book 7993, Page 269, Book 7851, Page 712, Book 7358, Page 643, Book 9607, Page 431; Dedication of easement in Book 10012, Page 756; Charter in Book 10126, Page 430 and all matters shown on the plan of record.

This is improved property known as 641 Old Hickory Boulevard, Unit #205, Brentwood, Tennessee 37027.