THIS DOCUMENT PREPARED BY HUNTER R. 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 owners:	Send Tax Bills to:	Map-Parcel Numbers
Bob Carlton & Anne Carlton, Trustees 287 Largo Drive Nashville, Tennessee 37211	SAME	148 01 0 221.00

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, Bob Carlton and Anne Carlton, hereinafter called the Grantors, for the purpose of transferring the Grantors' entire ownership interest in the subject real property to a revocable inter-vivos (living) trust established by the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Bob Carlton and/or Anne Carlton, Trustees of The Anne & Bob Carlton Living Trust, established by the Revocable Trust Agreement of Bob Carlton and Anne Carlton dated September 14, 2015**, as amended and restated from time to time, and to their successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the Grantees, and the Grantees' successors, heirs and assigns, all of the Grantors' 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.

BILL GARRETT, Davidson County
Trans:T20150079335 DEEDWARR
Recvd: 09/17/15 15:34 3 pgs
Fees:17.00 Taxes:0.00
20150917-0094678

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 Grantees, the Grantees' successors, heirs and assigns, forever; and the Grantors covenant with the said Grantees that the Grantors are lawfully seized and possessed of said real property, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and the Grantors further covenant and bind the Grantors, the Grantors' heirs, assigns and representatives, to warrant and forever defend the title to the said real property to the said Grantees, the Grantees' successors, heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands this 14th day of September, 2015.

Bob Carlton

Anne Carlton

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Bob Carlton and Anne Carlton, with whom I am personally acquainted, and who acknowledged that such persons executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 14th day of September, 2015.

My Commission Expires: _____

LINDSAY KEEFE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES:
December 6, 2016

Notary Public

EXHIBIT A

Legal Description

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

Being Lot No. 356 on the Plat of Hillbrook Subdivision, Section 6, of record in Book 4175, page 7, Register's Office for said County.

Said Lot No. 356 fronts 92.9 feet on the southeast margin of Largo Drive, and extends back 178.7 feet on the northeast line, and 165.4 feet on the southwest line, to a line on the rear on which it measures 64.3 feet.

Being the same property conveyed to Robert Carlton and wife, Ann Carlton, by deed from John T. Clouse and wife, Cora G. Clouse, of record in Book 5129, page 831, Register's Office for Davidson County, Tennessee.

Bob Carlton, James Robert Carlton, and Robert Carlton are one and the same person. Anne Carlton, Jessica Annette Carlton, and Ann Carlton are one and the same person.

This is improved property known as 287 Largo Drive, Nashville, Tennessee 37211.