BILL GARRETT, Davidson County
Trans:T20160018135 DEEDWARR
Recvd: 03/04/16 14:55 3 pgs
Fees:17.00 Taxes:0.00
20160304-0021082

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $0.

Frances A. Myers
Affiant

Subscribed and sworn to before me on this 25th day of February, 2016.

NICHOLAS PERENICH, JR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Notary Public
My Commission Expires: July 3, 2017

THIS INSTRUMENT WAS PREPARED BY:
Nick Perenich, Attorney
237 Old Hickory Blvd., Ste. 102
Nashville, TN 37221

Address New Owner as Follows:
John William Myers and Frances A. Myers
1038 Morton Mill Road
Nashville, TN 37221

Send Tax Bills to:
New Owner

Map-Parcel Numbers: 141120E00900CO

WARRANTY DEED

For and in consideration of the sum of TEN DOLLARS ($ 10.00) Dollars, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, John William Myers and John William Myers, II, Co-Trustees of the Myers Family Trust U/A November 24, 2014, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto John William Myers and Frances A. Myers, as tenants in common with a life estate in each other's share of the property, hereinafter called the Grantees, their heirs, successors, and assigns, a certain parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Harpeth Crest Subdivision (Phase 2) as of record in Instrument No. 20020403-0040556, Register's

Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to John William Myers and John William Myers, II, Co-Trustees of the Myers Family Trust U/A November 24, 2014 by Quitclaim Deed from John W. Myers, of record in Document Number 20141124-0108231, RODC as corrected by Document Number 20150210-0012263, RODC.

This is improved property known as 1038 Morton Mill Road, Nashville, Tennessee 37221.

TO HAVE AND TO HOLD said parcel of land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, her heirs, successors, and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as stated in matters of record and as otherwise herein set out. Grantor does further covenant and bind himself and his heirs, successors and representatives, to warrant and forever defend the title to said land to said Grantee, her heirs, successors, and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 25th day of February, 2016.

John William Myers

John William Myers, Co-Trustee

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, John William Myers with whom I am personally acquainted, and who acknowledged that [s]he executed the within instrument for the purposes therein contained.

Witness my hand, at Nashville (city), TN (state), this 25 day of February, 2016.

Notary Public

NICHOLAS PERENICH JR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires: July 3, 2017

John William Myers, II, Co-Trustee

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, John William Myers, II with whom I am personally acquainted, and who acknowledged that [s]he executed the within instrument for the purposes therein contained.

Witness my hand, at Nashville (city), TN (state), this 25 day of February, 2016.

NICHOLAS PERELICH, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires: July 3, 2017