BILL GARRETT, Davidson County
Trans:T20160028999 DEEDWARR
Recvd: 04/11/16 09:09 2 pgs
Fees:12.00 Taxes:0.00
20160411-0034203

TAX IDENTIFICATION: 142060C05000

SEND TAX BILLS TO

same

NAME AND ADDRESS OF NEW OWNERS

Glyna E. Kilpatrick , Trustee
9129 Sawyer Brown Road
Nashville, TN 37221

STATE OF TENNESSEE)
:ss
DAVIDSON COUNTY)

Prepared from Information
Furnished By the Parties By:
Deborah K. Baucom, Attorney at Law
750 Old Hickory Blvd., Ste. 2-150
Brentwood, TN 37127

WARRANTY DEED

This instrument made and entered into on this the 7th day of April, 2016, by and between **GLYNA E. KILPATRICK,** party of the first part of Davidson County, Tennessee, and **GLYNA E. KILPATRICK, trustee, or her successors in trust, under the GLYNA E. KILPATRICK REVOCABLE LIVING TRUST, dated July 16, 2003, WITH FULL POWER OF MORTGAGE, SELL, TRANSFER AND CONVEY WITHOUT JOINDER OF ANY BENEFICIARY**, party of the second part of Davidson County, Tennessee,

W I T N E S S E T H:

That for and in consideration of the sum of $1.00, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the party of the first part grants, bargains, conveys, and transfers unto the parties of the second part, their heirs and assigns, all right, claim, title and interest in and to the following described real estate situated in Davidson County, State of Tennessee, described as follows:

Being Unit No. 7-B on the plan and described by the Master Deed establishing a Horizontal Property Regime with respect to Doral Country Villa Condominiums, Section VI, as of record in Book 5260, page 767, and re-recorded in Book 5260, page 817, and amended in Book 5260, page 769, Register's Office for Davidson County, Tennessee. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the property co-owners and tenants of Doral Country Villa Condominiums, contained in the Master Deed and By-Laws appended thereto recorded in Book 5011, page 395, as amended in Book 5015, page 251, and Book 5194, page 136, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Glyna E. Kilpatrick by Elizabeth K. Wooten, by Warranty Deed dated September 25, 2012, and recorded as document number 20120926-0087818, of the Register's Office for Davidson County, Tennessee.

This property is improved property known as 811 Bellevue Rd., Nashville, Tennessee 37221.

TO HAVE AND TO HOLD the same unto the Grantee and Grantee's successors and assigns forever; and Grantors hereby covenant to and with the Grantee and Grantee's successors and assigns that Grantors are lawfully seized and possessed of the above-granted premises in fee simple and have a good and lawful right to convey it, and the same is unencumbered, except as otherwise herein set forth, and subject to restrictive covenants of record and all liens and records of encumbrance. Grantors further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to said premises and every part and parcel thereof to the said Grantee against the lawful claims and demands of all persons whomsoever, except those claiming under the above-described encumbrances.

The liability and obligations of the Grantors to Grantee and Grantee's successors and assigns under the warranties and covenants contained herein or provided by law shall be limited to the extent of coverage that would be available to Grantors under a standard policy of title insurance. The limitations contained herein expressly do not relieve Grantors of any liability or obligations under this instrument but merely define the scope, nature, and amount of such liability or obligations.

No abstract or survey furnished for preparation of this instrument. This description is the same used in the previous deed of record.

ANY TRUSTEES [OR ANY SUCCESSOR TRUSTEE(S)] TO HAVE the full power to sell, mortgage, rent, lease and convey or otherwise encumber, without the joinder or consent of any beneficiary, and without the purchaser, lender, mortgagee, tenant or transferee being required to see to the distribution and application of any proceeds of sale, loan or rent.

IN TESTIMONY WHEREOF, the party of the first part has hereunto set her signature, this the day and date first above written.

Glyna E. Kilpatrick
GLYNA E. KILPATRICK

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state, the within named, GLYNA E. KILPATRICK, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath acknowledged that she executed the foregoing WARRANTY DEED instrument for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at office, this the 7th day of April, 2016.

Deborah K. Baucom
Notary Public

DEBORAH K. BAUCOM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 5, 2019

My commission expires: 11-5-19

NOTE TO REGISTER OF DEEDS: This transfer is to a revocable living trust, and pursuant to T.C.A. § 67-4-409(a)(3)(F) such transfer is exempt from the recordation tax; further, pursuant to T.C.A. § 67-4-409(a)(5), no oath of value is required in such transaction.