THIS INSTRUMENT PREPARED BY:
Paul C. Hayes
Howard Mobley Hayes & Gontarek, PLLC
2319 Crestmoor Road
Nashville, Tennessee 37215
(615) 627-4444

BILL GARRETT, Davidson County
Trans:T20160047801 DEEDWARR
Recvd: 06/07/16 09:10 5 pgs
Fees:27.00 Taxes:0.00
20160607-0057145

WARRANTY DEED

Consideration Certificate

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $0. Pursuant to Tenn. Code Ann. § 67-4-409(a)(3)(F), the transfer of the property described herein is exempt from the Tennessee Realty Transfer tax.

Donald R. Sadler

DONALD RICHARD SADLER, as Trustee, Affiant

Subscribed and sworn to before me,
this 26th day of May, 2016

Paul C. Hayes

Notary Public
My Commission Expires: 3/7/2017

PAUL C. HAYES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAR 7, 2017

Address of New Owner:	Send Tax Bills to:	Map-Parcel Number:
Donald Richard Sadler, Trustee of the Donald Richard Sadler Revocable Trust u/a dated February 18, 2016; and Donald Richard Sadler, Trustee of the Peggy Ann Sadler Revocable Trust u/a dated February 18, 2016 5025 Charlotte Pike Nashville, TN 37209	SAME	91-15-196

C. HAYES STATE OF NNESSEE NOTARY PUBLIC Y COUNTY, TENN. on Expires MAR 7 2017

C. HAYES STATE OF NNESSEE NOTARY PUBLIC

FOR AND IN CONSIDERATION of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and for other good and valuable consideration, the receipt and sufficiency of which is acknowledged, we, **DONALD R. SADLER and wife, PEGGY A. SADLER,** as tenants by the entirety, (collectively, "Grantor"), have bargained and sold, and by these presents do transfer and convey a fifty percent (50%) undivided interest unto **Donald Richard Sadler, Trustee of the Donald Richard Sadler Revocable Trust u/a dated February 18, 2016**, and a fifty percent (50%) undivided interest unto

Donald Richard Sadler, Trustee of the Peggy Ann Sadler Revocable Trust u/a dated February 18, 2016, their successors and assigns (collectively, "Grantee"), all of our right, title and interest in and to certain real property located in Davidson County, Tennessee, being more particularly described as follows:

TRACT 1

Beginning at the intersection of the southerly margin of Charlotte Pike and the westerly margin of a 10 ft. alley and being 150 ft. east of the easterly margin of 51st Ave. No.; thence with the westerly margin of alley S 6° 25' E 60.0 ft. to a point; thence to the right with an interior angle of 89° 54' S 83° 41' W 50.0 feet to a point; thence to the right with an interior angle of 90° 06', N 6° 25' W 60.0 ft. to a point on the southerly margin of Charlotte Pike; thence to the right with an interior angle of 89° 54', N 83° 41' E 50.00 ft. to the point of beginning and making an interior angle of 90° 06' with the first call of this description.

TRACT 2

Beginning at a point in the southerly margin of Charlotte Pike, said beginning point being 75.00 feet east of the southeast corner of Charlotte Pike and 51st Avenue North; thence with the southerly margin of Charlotte Pike north 83° 41' east 25.0 feet to a point; thence to the right with an interior angle of 90° 06' south 6° 25' east 60.00 feet to a point; thence to the right with an interior angle of 89° 54' south 83° 41' west, 25.00 feet to a point; thence to the right with an interior angle of 90° 06' north 6° 25' west 60.00 feet to the point of beginning and making an interior angle of 89° 54' with the first call of this description.

TRACT 3

Beginning at a point in the easterly margin of 51st Ave. No., said point being 185 feet south of the southerly margin of Charlotte Pike; thence with a line between tracts 2 and 5 N 83° 41' E 150.00 feet to a point on the westerly margin of a 10 foot alley; thence to the right with an interior angle of 90° 06' S 6° 25' E 55 feet to a point; thence to the right with an interior angle of 89° 54' with the line between tracts 5 and 6 S 83° 41' W 150 feet to a point on the easterly margin of 51st Ave. No.; thence to the right with an interior angle of 90° 06' with the easterly margin of 51st Ave. No., N 6° 25' W, 55.0 feet to the point of beginning and making an interior angle of 89° 54' with the first call of this description.

TRACT 4

Beginning at a point on the easterly margin of 51st Ave. No., said point being 85.5 feet North of the northerly margin Park Avenue; thence with the line between Tracts 5 and 6 N 83° 41' E 150.00 feet to a point on the westerly margin of a 10 foot alley; thence to the right with an interior angle of 90° 06' with the westerly margin of said alley S 6° 25' E 42.5 feet to a point; thence to the right with an interior angle of 89° 54' with the line between tracts 6 and 7, S 83° 41' W 150.0 feet to a point on the easterly margin of 51st Ave. No.; thence to the right with an interior angle of 90° 06' with the easterly margin of 51st Ave. No., N 6° 25' W, 42.5 feet to the point of beginning.

TRACT 5

Beginning at the intersection of the northerly margin of Park Ave. and the easterly margin of 51st Ave. No.; thence with the easterly margin of 51st Ave. No., N 6° 25' W, 43.0 feet to a point; thence to the right with an interior angle of 89° 54', N 83° 41' E, 150.00 feet to a point on the westerly margin of a 10 foot alley; thence to the right with an interior angle of 90° 06' with the westerly margin of said alley, S 6° 25' E 43.0 feet to a point on the northerly margin of Park Ave.; thence to the right with an interior angle of 89° 54' with the northerly margin of Park Ave. S 83° 41' W 150.00 feet to the point of beginning and making an interior angle of 90° 06' with the first call of this description.

TRACT 6

Beginning at a point in the easterly margin of 51st Avenue North 120 feet south of the southerly margin of Charlotte Avenue; thence with the margin of said 51st Avenue North, southerly 65 feet to a point which is 140 feet north of Park Avenue; thence easterly parallel to the north margin of Park Avenue 150 feet to the westerly margin of a 10-foot alley dedicated in the deed of record in book 437, page 617, said Register's Office; thence with the margin of said alley northerly 65 feet to a point 120 feet south of Charlotte Avenue; thence westerly parallel to the southerly margin of Charlotte Avenue, 150 feet to the point of beginning.

TRACT 7

Beginning at a point in the easterly margin of 51st Avenue, North, formerly 10th Street, 60 feet south of the southeast corner of 51st Avenue, North, and Charlotte Avenue; thence southwestwardly, with the easterly margin of 51st Avenue, North, 60 feet to a point; thence eastwardly and parallel with the south margin of Charlotte Avenue, 150 feet to a point in the westerly margin of a 10-foot alley; thence northwardly and parallel with the easterly margin of 51st Avenue, North, 60 feet to a point 60 feet south of Charlotte Avenue; thence westwardly and parallel with the south margin of Charlotte Avenue, 150 feet to the point of beginning.

TRACT 8

Beginning at the Southeast corner of 51st Avenue North, formerly called 10th Street, and Charlotte Avenue; running thence in an Easterly direction along the South margin of Charlotte Avenue 75 feet to a point; thence at right angles Southwardly 60 feet to a point; thence at right angles Westerly and parallel with said Charlotte Avenue 75 feet to a point in the East margin of said 51st Avenue North; thence at right angles northerly along the East margin of said 51st Avenue North 60 feet to the South margin of Charlotte Avenue, which is the point of beginning.

ALL OF SUCH TRACTS BEING the same property conveyed to Donald R. Sadler and Peggy A. Sadler, by Special Warranty Deed dated June 5, 1987 from Exxon Corporation, of record in Book 7300, Page 471, Register's Office for Davidson County, Tennessee.

This is improved property known as 5025 Charlotte Avenue, Nashville, Tennessee 37209.

TO HAVE AND TO HOLD said tract of land, with the appurtenances, estate, title, and interest thereto belonging to said Grantee, its successors and assigns, forever; and Grantor does covenant with 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 otherwise herein set out. Grantor does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to said land to Grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

This deed was prepared without the benefit of a title search and uses the legal description for the property herein conveyed as reflected in the deed of conveyance to the Grantor. The property is conveyed subject to such limitations, restrictions, easements and encumbrances as may affect the subject property.

This transfer is made pursuant to the provisions of Tenn. Code Ann. § 35-15-510, which provides in part that any property conveyed by spouses who held such property as tenants by the entirety, such as the Grantor, to any revocable trust(s), such as the Grantee, shall have the same immunity from the claims of their respective creditors as if such property had continued to be held by the Grantor as tenants by the entirety.

WITNESS my hand this 26th day of May, 2016.

Donald R. Sadler
DONALD R. SADLER

Peggy A. Sadler
PEGGY A. SADLER

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **DONALD R. SADLER**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal on this 26th day of May, 2016.

Paul C. Hayes
Notary Public

My Commission Expires: 3/7/2017

PAUL C. HAYES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **PEGGY A. SADLER,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal on this 26th day of May, 2016.

Paul C. Hayes
Notary Public

My Commission Expires: 3/7/2017



My Commission Expires MAR. 7, 2017