BILL GARRETT, Davidson County
Trans:T20160115310 DEEDWARR
Recvd: 12/30/16 16:22 7 pgs
Fees:37.00 Taxes:0.00
20161230-0137723

This instrument Was Prepared By:

William Henry Agee
Attorney at Law
119 Second Avenue, SW
P.O. Box 400
Winchester, TN 37398-0400
(Prepared Without Search of Title)

This transfer is exempt from the Tennessee real estate recording tax pursuant to T.C.A. § 67-4-409(a)(3)(D) and (F).

Address New Owner as Follows:	Send Tax Bills to:	Map-Parcel Numbers:
Beverly Crockett Lamberth and Laura Crockett Lamberth, Trustees of the Crockett Lamberth Revocable Trust Agreement Dated September 24, 2016 700 12th Ave. S. Unit 710 Nashville, TN 37203-3432	Same	093 13 0D 058.00

THIS INSTRUMENT PREPARED WITHOUT BENEFIT OF ABSTRACT OR TITLE EXAMINATION

WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS that for and in consideration of Ten and No/100 Dollars ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, we

BEVERLY CROCKETT LAMBERTH in her capacity as the Personal Representative of the Estate of Paul Barry Lamberth, II, Deceased;
and
BEVERLY CROCKETT LAMBERTH, an unmarried woman, individually;
and
LAURA CROCKETT LAMBERTH, an unmarried woman, individually;

(hereinafter sometimes referred to as the "Grantor"), have this day bargained and sold and by these presents do hereby transfer and convey unto:

BEVERLY CROCKETT LAMBERTH and LAURA CROCKETT LAMBERTH, Trustees (and their respective successors as Trustees) of the CROCKETT LAMBERTH REVOCABLE TRUST DATED SEPTEMBER 24, 2016, as from time to time amended and/or restated

(hereinafter sometimes referred to as the "Grantee"), the Grantee's successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to-wit:

> A certain condominium located in Davidson County, Tennessee, being Unit No. R 710 of Terrazzo, a Condominium, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing Terrazzo, a Condominium of record in Instrument No 20081223-0122167, as amended by Instrument No. 20090213-0012915, Instrument No. 20090316-0023301, Instrument No. 20090325-0026808, Instrument 20090827-0080784 and Instrument No. 20121017-0095418, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit "B" to said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in said Master Deed, as amended.
>
> Being the same property conveyed to Paul B. Lamberth II, married, by Deed from CJUF II Terrazzo LLC, a Delaware limited liability company of record at Instrument No. 20100409-0026931,

Register's Office for Davidson County, Tennessee, dated March 31, 2010, and recorded on April 9, 2010.

This conveyance is subject to all covenants, conditions, restrictions, easements, agreements, planning documents and other matter of public record in said Register's Office, all applicable governmental and zoning regulations, and a lien for taxes for the current year, which have been prorated and assumed by Grantee.

This is improved property known as 700 12th Ave. S., Unit R 710, Nashville, TN 37203.

This Warranty Deed implements a testamentary devise, as expressly described in T.C.A. § 67-4-409(a)(3)(D), from the Decedent, Paul Barry Lamberth, II, to the Grantor, LAURA CROCKETT LAMBERTH, under the terms of ITEM II of the Last Will and Testament of Paul Barry Lamberth, II, Deceased. The Last Will and Testament of Paul Barry Lamberth, II, Deceased, was admitted to probate and record (and is recorded in _____) in the Seventh Circuit Court of Davidson County, Tennessee (Probate Division) (being Probate Court Case No. 16P767) on the 5th day of May, 2016, on which date the undersigned, **BEVERLY CROCKETT LAMBERTH,** was appointed to serve as Personal Representative of said Estate, in which fiduciary capacity she is currently serving.

The subject property was the marital residence for the said Paul B. Lamberth II, at the time of his death on the 11th day of April, 2016, and his surviving spouse, Beverly Crockett Lamberth, with whom said subject property was shared as a marital residence, has in her individual capacity as such surviving spouse joined in this conveyance for the purpose of quitclaiming all of her right, title and interest in and to the said above described and herein conveyed property, including, but not limited to, all of her elective share, homestead and other marital rights therein.

This Warranty Deed also constitutes a conveyance to a revocable living trust, as expressly described in T.C.A. § 67-4-

409(a)(3)(F), by the individual Grantor, LAURA CROCKETT LAMBERTH, to her revocable living trust, CROCKETT LAMBERTH REVOCABLE TRUST DATED SEPTEMBER 24, 2016, which said revocable living trust is the Grantee herein.

TO HAVE AND TO HOLD unto the said Grantee, the Grantee's heirs, successors and assigns forever.

The Grantor, Beverly Crockett Lamberth as Personal Representative of the Estate of Paul Barry Lamberth, II, Deceased, and Laura Crockett Lamberth, individually, covenant with the Grantee that the said Grantor is lawfully seized and possessed of said above described and herein conveyed real estate, that the said Grantor has good title thereto and a perfect right to convey the same, and that the same is free and unencumbered.

The said Grantor further covenants and binds the said Grantor, the Grantor's heirs, successors, assigns and representatives, to forever warrant and defend the title to the said above described and herein conveyed real estate unto said Grantee, the successors and assigns, against the lawful claims of all persons whomsoever.

(No title examination was requested and no title examination was done by the preparer of this instrument. The preparer of this instrument disclaims any warranties or representations concerning the condition of the title to the premises herein described.)

WITNESS the Grantor's hand this 24th day of September, 2016.

GRANTOR:

ESTATE OF PAUL BARRY LAMBERTH, II, Deceased:

By: Beverly Crockett Lamberth
BEVERLY CROCKETT LAMBERTH
Personal Representative

Beverly Crockett Lamberth
BEVERLY CROCKETT LAMBERTH
Individually

Laura Crockett Lamberth
LAURA CROCKETT LAMBERTH
Individually

STATE OF TENNESSEE **
**
COUNTY OF DAVIDSON **

Before me, the undersigned Notary Public in and for said County in said State, personally appeared **BEVERLY CROCKETT LAMBERTH,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon her oath, acknowledged herself to be the Personal Representative of the **ESTATE OF PAUL BARRY LAMBERTH, II**, Deceased, the within named bargainor, and that she as such Personal Representative, being duly authorized to do so, executed the foregoing instrument for and on behalf of said Estate, for the purposes therein contained.

WITNESS my hand and official seal of office this 24th day of September, 2016.



NOTARY PUBLIC

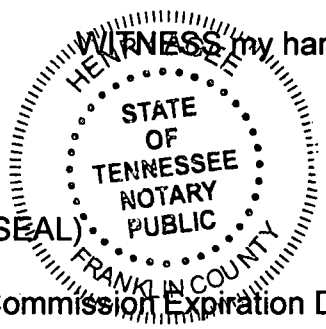
(SEAL)

Commission Expiration Date: March 22, 2017

STATE OF TENNESSEE **
**
COUNTY OF DAVIDSON **

Personally appeared before me, the undersigned, a Notary Public in and for the above State and County, the within named **BEVERLY CROCKETT LAMBERTH, an unmarried woman,** the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 24th day of September, 2016.



NOTARY PUBLIC

(SEAL)

Commission Expiration Date: March 22, 2017

STATE OF TENNESSEE **
**
COUNTY OF DAVIDSON **

Personally appeared before me, the undersigned, a Notary Public in and for the above State and County, the within named **LAURA CROCKETT LAMBERTH, an unmarried woman,** the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 24th day of September, 2016.



NOTARY PUBLIC

(SEAL)

Commission Expiration Date: March 22, 2017