BILL GARRETT, Davidson County
Trans:T20170007423 DEEDWARR
Recvd: 01/25/17 16:14 3 pgs
Fees:17.00 Taxes:0.00
20170125-0008370

This Instrument Prepared by Carolyn H. Tanner
29 Belcaro Circle
Nashville, Tennessee 37215

OWNER:
Carolyn H. Tanner, Trustee
29 Belcaro Circle
Nashville, Tennessee 37215

SEND TAX BILLS TO:
Carolyn H. Tanner, Trustee
29 Belcaro Circle
Nashville, Tennessee 37215

TAX MAP-PARCEL NUMBERS: 131060B02200CO

WARRANTY DEED

That in consideration of One Dollar ($1.00) to the undersigned Grantor in hand paid by the Grantee herein, the receipt whereof is acknowledged, I, ***Carolyn H. Tanner, unmarried*** (hereinafter referred to as "Grantor") does grant, bargain, sell and convey unto ***Carolyn H. Tanner, as Trustee, and any successor Trustee thereunder, of the Carolyn H. Tanner Revocable Trust dated November 17, 2016*** (hereinafter referred to as "Grantee") the following described real estate situated in Davidson County, Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 22 on the Plan of Burton Hills Village of Foxview Tract 5, a portion of Zone Lot 11, of record in Book 6260, page 564, Register's Office for said County.

Said Lot No. 22 fronts 60 feet on the northerly margin of Belcaro Circle and extends back 120.77 feet on the westerly line and 120.68 feet on the easterly line to a dead line in the rear, measuring 60.00 feet thereon.

Being the same property conveyed to Carolyn H. Tanner by deed from Alice Blakemore Parkerson, unmarried, dated March 25, 2008 of record in Doc. No. 20080326-0030431 Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2016, and subsequent years; The Plan, with Owner's Certificate, of record in Book 6250, Page 564, said Register's Office, which Plan shows a 15 foot minimum building setback line from Belcaro Circle, and a 30 foot easement for landscape purposes along the rear line of said lot and a 15 foot drainage easement across the rear portion of said lot, a 10 foot electric easement along the front line of said lot, and a 10 foot public utility and drainage easement located on the westerly portion of the front line of said lot. Maximum Square Foot Allocations for the village of Foxview, Tract 5, of record in book 6626, page 937, said Register's Office. Agreement between Burton Hills Properties, a general partnership and the Nashville and Davidson County Metropolitan Planning Commission of record in Book 6470, page 383 and in Book 6655, page 47, said Register's Office. The Declaration of Covenants,

Conditions and Restrictions of record in Book 6326, page 588, Book 6625, page 171, Book 6517, page 522, Book 6778, page 536, Book 6917, page 718, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

TO HAVE AND TO HOLD to said Grantee, her successors and assigns forever. Full power and authority is granted to the trustee(s) to protect, conserve, sell, at public or private sale, lease, encumber or otherwise to manage and dispose of the above described property, or any part of it, upon such terms and conditions as the trustee(s) may determine. No person dealing with the trustee(s) shall be bound to see to the application of any purchase money or to inquire into the validity, expediency or propriety of any such sale or other disposition.

And I do for myself and for my heirs, executors, and administrators covenant with the said Grantee, its heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators shall warrant and defend the same to the said Grantee, its heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantor has hereunto set her hand and seal on January 23, 2016.

CAROLYN H. TANNER

STATE OF TENNESSEE)

DAVIDSON COUNTY)

I, the undersigned authority, a Notary Public in and for the State of Tennessee at Large, hereby certify that Carolyn H. tanner, whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that being informed of the contents of the conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand on January 23, 2017.

LAURA WILLIAMS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

Laura Williams
Printed Name

(NOTARY SEAL) My Commission Expires Nov. 3, 2020

My Commission Expires: 11/3/2020

STATE OF TENNESSEE)

DAVIDSON COUNTY)

The undersigned declares under oath that this instrument is for the purpose of transferring real estate to a revocable living trust, and that the transferor is the trustee of said trust.

AFFIANT

2017 Subscribed and sworn to before me, this 23rd day of January.

JED WORTEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commision Expires Nov. 3, 2020

(NOTARY SEAL)

Notary Public

JED WORTEN
Printed Name

My Commission Expires: 11/3/2020