This Document Prepared By:
JULIA M. WOOD
Attorney at Law
317 Sterling Park Terrace
Franklin, Tennessee 37069
615-200-0143

BILL GARRETT, Davidson County
Trans:T20170016284 DEEDWARR
Recvd: 02/24/17 09:46 2 pgs
Fees:12.00 Taxes:0.00
20170224-0018483

After Recording, Return & Address of New Owner:
Patricia Anne Dunn, as Trustee
7271 Sugarloaf Drive
Nashville, TN 37211

After Recording Mail Tax Statements To:
Pinnacle Bank
150 3rd Avenue South Suite 900
Nashville, TN 37201

NO TAX DUE—TRANSFER TO REVOCABLE TRUST

WARRANTY DEED

PATRICIA A. DUNN, an unmarried woman, the GRANTOR,

Whose mailing address is 7271 Sugarloaf Drive, Nashville, TN 37211;

FOR A GOOD AND VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, does hereby give, grant, bargain, sell and confirm to

PATRICIA ANNE DUNN, as Trustee of THE PATRICIA ANNE DUNN LIVING TRUST, U/A dated February20, 2017, the GRANTEE,

Whose mailing address is 7271 Sugarloaf Drive, Nashville, TN 37211;

and to Grantee's successors and assigns, all of THE FOLLOWING described real property located in the County of Davidson, State of **Tennessee**:

Land in Davidson County, Tennessee, being Lot No. 138, on the Plan of Section Two, Addition to Sugar Valley, RS10 Cluster Lot Subdivision, of record in Instrument No. 20040622-0073636, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to PATRICA A. DUNN, an unmarried woman, by Warranty Deed from EDWARD S. WHITEHEAD II, dated September 29, 2016, of record in Instrument No. 20161003-0103663, Register's Office for Davidson County, Tennessee.

More commonly known as 7271 Sugarloaf Drive, Nashville, TN.

Assessor's Parcel Number: 181-01-0-B-055.00-CO

SUBJECT TO: Restrictions, Conditions, Covenants, Rights, Rights of Way, and Easements that are now of record, if any.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

I do for myself and for my heirs, executors, and administrators covenant with the said Grantee and Grantee's assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless 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 and Grantee's assigns forever, against the lawful claims of all persons.

The then-acting Trustee has the power and authority to encumber or otherwise to manage and dispose of the hereinabove described real property; including, but not limited to, the power to convey.

Dated this 20th day of February, 2017.

Patricia A. Dunn

PATRICIA A. DUNN

STATE OF TENNESSEE)
) ss.
COUNTY OF DAVIDSON)

On this February 20, 2017, before me, the undersigned, personally appeared PATRICIA A. DUNN, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be her free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and notarial seal.

Terry E. Wood

NOTARY PUBLIC

TERRY E. WOOD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My commission expires: 9/25/18