THIS INSTRUMENT PREPARED BY:
CHRISTIAN S. HOFSTETTER
95 White Bridge Road, Suite 509
Nashville, TN 37205

THIS TRANSFER IS EXEMPT FROM REAL ESTATE TRANSFER TAX PURSUANT TO T.C.A. §67-4-409(a)(3)(F).

ADDRESS NEW OWNERS:	**SEND TAX BILL TO:**	**MAP-PARCEL NOS:**
E. Ann Davis, Trustee 6317 Edsel Drive Nashville, TN 37209	Same	Map: 90-12 Parcel: 155

BILL GARRETT, Davidson County
Trans:T20170021816 DEEDWARR
Recvd: 03/14/17 14:33 2 pgs
Fees:12.00 Taxes:0.00
20170314-0025049

WARRANTY DEED

For and in consideration of the sum of TEN AND 00/100 DOLLARS ($10.00), cash and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Ethel Ann Davis,** hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto **E. Ann Davis, Trustee** of the **Ethel Ann Davis Revocable Living Trust,** hereinafter referred to as Grantee, its successors and assigns, hier interest in and to a certain tract or parcel of land situated and being in DavidsonCounty, State of Tennessee, more particularly described as follows:

BEING Lot No. 167 on the Plan of Charlotte Park, Section 2, as of record in Book 2663, Page 23, Register's Office for Davidson County, Tennessee.

SAID Lot no. 167 fronts 75 feet on the westerly margin of Edsel Drive and extends back on the southerly margin 185.4 feet and 108.5 feet on the northerly margin to a dead line in the rear which measures 98.7 feet thereon.

Being the same property conveyed to James H. Davis et ux Ethel Ann Davis by deed from Walter Conquest, Jr. et ux Katherine L. Conquest of record in Book 4616, Pages 161-162, Register's Office for Davidson County, Tennessee. James H. Davis having since died, title to property is vested solely in Ethel Ann Davis.

This conveyance is made subject to restrictions as of record in Book 2689, page 38, aforesaid Register's Offfice and any and all existing restrictions, setbacks, zoning regulations, covenants, conditions and easements of record

This is improved property known as 6317 Edsel Drive, Nashville, TN 37209.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors, assigns and representatives forever. And the undersigned, do covenant with the said Grantee that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, except as noted above.

And, Grantor further covenants and binds herself, her heirs, successors and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, its successors, assigns, and representatives, against the lawful claims of all persons, whomsoever.

WITNESS my hand this 9 day of February, 2017.

Ethel Ann Davis

ETHEL ANN DAVIS

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Ethel Ann Davis,** the within-named bargainor, 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 at Nashville, Tennessee, this 9 day of February, 2017.

Barry Simpson

NOTARY PUBLIC

My commission expires: March 19, 2019

BARRY SIMPSON
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

The information contained herein was supplied solely by the parties hereto without the benefit of title examination. The preparer makes no warranty as to the state of title to the real property conveyed herein or to the accuracy of the information contained herein.