BILL GARRETT, Davidson County
Trans:T20170040149 DEEDWARR
Recvd: 05/11/17 09:08 3 pgs
Fees:17.00 Taxes:0.00
20170511-0046703

THIS DOCUMENT PREPARED BY Stephanie J. Edwards Howard Mobley Hayes & Gontarek, PLLC 2319 Crestmoor Road Nashville, Tennessee 37215 (615) 627-4444	**This transfer is exempt from real estate transfer tax pursuant to T.C.A. § 67-4-409(a)(3)(F).**

Address of new owner:	Send Tax Bills to:	Map-Parcel Numbers
Kellye Diane Joiner, Trustee 425 Van Buren St. Nashville, TN 37208	SAME	082 09 0B 006.00

WARRANTY DEED

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Kellye Joiner, unmarried, hereinafter called the Grantor, for the purpose of transferring the Grantor's entire ownership interest in the subject real property to a revocable inter-vivos (living) trust established by the Grantor, has bargained and sold, and by these presents does transfer and convey unto Kellye Diane Joiner, Trustee of the Kellye Diane Joiner Revocable Trust dated May 9, 2017, as amended from time to time, and to her successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the Grantee, and the Grantee's successors, heirs and assigns, all of the Grantor's right, title and interest in and to a certain tract or parcel of land in the State of Tennessee, being more particularly described on Exhibit A attached hereto and incorporated herein by reference.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is subject to the following:

1. Current year's State and County taxes, which have been assumed by the Grantee.

2. Any matters of record.

TO HAVE AND TO HOLD the said real property herein conveyed, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee, the Grantee's successors, heirs and assigns, forever; and the Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said real property, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and the Grantor does further covenant and bind the Grantor, the Grantor's heirs, assigns and representatives, to warrant and forever defend the title to the said real property to the said Grantee, the Grantee's successors, heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this the 9th day of May, 2017.

KELLYE JOINER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Kellye Joiner, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal on this the 9th day of May, 2017.

Notary Public
My Commission Expires:

STEPHANIE J. EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 12-07-2020

EXHIBIT A
Legal Description

Being Lot No. 6 of Third Revision, Resubdivision of Lots Nos. 63 and 64 D.T. McGavock's First Addition, of Record in Instrument Number 20020802-0092923, Register's Office for Davidson County, Tennessee.

Being the same property Kellye Joiner by deed from Jeremy Paul Rose, Sr. and Pamela Jill Rose, of record as Instrument #20121011-0093260, Register's Office for Davidson County, Tennessee.

This is improved property known as 425 Van Buren Street, Nashville, TN 37208.