BILL GARRETT, Davidson County
Trans:T20170048561 DEEDWARR
Recvd: 06/07/17 14:20 3 pgs
Fees:17.00 Taxes:0.00
20170607-0057136

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
Carole F. Kenner, Trustee 1901 Cedar Lane Nashville, TN 37212	SAME	117 04 0 316.00

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, Carole F. Kenner, 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 Carole F. Kenner, Trustee of the Carole F. Kenner Revocable Trust dated May 31, 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 31st day of May, 2017.

Carole F. Kenner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

WITNESS my hand and official seal on this 31st 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

Land in the Seventh, formerly 10th Civil District of Davidson County, Tennessee, being a part of Lot No. 1 on the Plan of the A. B. Montgomery Lands, as of record in Plan Book No. 1, page 22, Chancery Court for said County, described as follows:

BEGINNING at a point in the southwesterly intersection of Cedar Lane and Battery Place extended; thence westerly along the southerly margin of Battery Place extended 160 feet to the northerly margin of a 15 foot alley, thence with the margin of the same westerly 90 feet to the northwest intersection of said alley and Battery Place extended; thence with the westerly margin of said Battery Place extended northerly 160 fee to the point of beginning.

Being the same property conveyed to Carole F. Kenner, from Ronald W. Apple by deed of record in Book 9476, page 877, Register's Office of Davidson County, Tennessee.