Karen Johnson Davidson County
Batch# 205470 DEEDQC
03/13/2019 11:24:08 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20190313-0023079

QUITCLAIM DEED

Address New Owner as Follows:	Send Tax Bills To:	Map-Parcel No.
Bonnie Ann Warner, Trustee 4306 Glen Eden Drive Nashville, Tennessee 37205	(same)	Map 104-4, Parcels 167 & 168; Map 92-16, Parcel 332; and Map 116-15, Parcel 50

This instrument prepared by: WALLER LANSDEN DORTCH & DAVIS, LLP, Richard A. Johnson, Esq., 511 Union Street, Suite 2700, Nashville, Tennessee 37219-1760

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

TNDL 029534071
Exp 7-18-26

The actual consideration for this transfer is ~~$-0-~~.

Bonnie Ann Warner
Affiant

Subscribed and sworn to before me, this the 6 day of March, 2019.

NEAL ENGESETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

NOTARY PUBLIC

My Commission Expires: ~~November~~ 8, 2022

My Commission Expires

FOR AND IN CONSIDERATION of Ten Dollars ($10.00), and other good and valuable consideration, Bonnie Ann Warner, Successor Trustee of the Amended and Restated Harry M. Warner Revocable Trust u/a/d August 2, 2007, as amended and restated u/a/d February 9, 2018, by her presents, does hereby quitclaim and convey unto Bonnie Warner, Trustee of the Bonnie A. Warner Revocable Trust u/a/d August 2, 2007, ("Grantee"), her successors and assigns, all of her right, title and interest, in and to the following described land in Davidson County, Tennessee:

Tract No. I:
Land in Davidson County, Tennessee, being Lot No. 8 on the Plan of Margaret R. Shields' Subdivision of Lots Nos. 5 and 6 of O. B. Hayes' Plan of Large Lots as of record in Book 57, page 33, Register's Office for said County.

Said Lot No. 8 fronts 50 feet on the westerly side of 16th Avenue South, formerly Belmont Avenue, and runs back between parallel lines 150 feet to an alley.

This is improved property known as 1015 16th Avenue South, Nashville, Tennessee 37212.

Tract No. II:
Being Lot No. 7 on Shield's Subdivision of Lots Nos 5 and 6 (said Lot 7 being a part of Lot 6) in O. B. Hayes Plan of Large Lots, a plan of which subdivision is of record in Book 57, page 33 of said Register's Office.

Said Lot No. 7 fronts 50 feet on the westerly side of Belmont Avenue and runs back between parallel lines 150 feet, more or less, to an alley.

This is improved property known as 1013 16th Avenue South, Nashville, Tennessee 37212.

Tract No. III:
Land in Davidson County, Tennessee, being Lot No. 138 on the Plan of O. B. Hayes' First Plan of Small Lots, as of record in Plan Book 1, page 69, Chancery Court at Nashville.

Said Lot No. 138 fronts 50 feet on the westerly side of 18th Avenue South, and runs back between parallel lines 150 feet to an alley.

This is improved property known as 803 18th Avenue South, Nashville, Tennessee 37212.

Tract Nos. I, II and III being the same property conveyed to Bonnie Warner, Successor Trustee of the Amended and Restated Harry M. Warner Revocable Trust u/a/d August 2, 2007, as amended and restated u/a/d February 9, 2018, by deed from Bonnie Ann Warner, Executrix of the Estate of Harry M. Warner, of record as Instrument No. 20190313-0023078, said Register's Office.

Tract No. IV:
Land in Davidson County, Tennessee, being Lot No. 8, Block 7, on the Plan of John Calhoun's Resubdivision of part of Royal Oaks Subdivision, as of record in Plat Book 547, page 167, Register's Office for said County.

Said Lot No. 8 fronts 100 feet on the northerly margin of Glen Eden Drive and runs back between parallel lines 176.4 feet to a line in the rear which measures 100 feet thereon.

Tract No. IV being the same property conveyed to Harry Warner, Trustee of the Harry M. Warner Revocable Trust u/a/d August 2, 2007, as to an undivided ½ interest, and Bonnie Warner, Trustee of the Bonnie A. Warner Revocable Trust u/a/d August 2, 2007, as to an undivided ½ interest, by deed from Harry M. Warner and wife, Bonnie Jones Warner, of record as Instrument No. 20070807-

0094165, said Register's Office. Upon the death of Harry Warner, Bonnie Warner was appointed as Successor Trustee of the Harry M. Warner Revocable Trust u/a/d August 2, 2007, as amended and restated u/a/d February 9, 2018.

This is improved property known as 4306 Glen Eden Drive, Nashville, Tennessee 37205.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 6 day of March, 2019. TNDL 029534071 EXP 7-18-26

Bonnie Ann Warner

Bonnie Ann Warner, Successor Trustee of the Amended and Restated Harry M. Warner Revocable Trust u/a/d August 2, 2007, as amended and restated u/a/d February 9, 2018

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Bonnie Ann Warner, Successor Trustee of the Amended and Restated Harry M. Warner Revocable Trust u/a/d August 2, 2007, as amended and restated u/a/d February 9, 2018, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this the 6 day of March, 2019.

NEAL ENGESETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

My Commission Expires November 8, 2022

My Commission Expires: