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:
Ruth M. Byrdsong, Trustee 3080 Buenaview Boulevard Nashville, TN 37218	Same	059-05-0 133.00

Karen Johnson Davidson County
Batch# 222535 DEEDWARR
04/26/2019 11:25:05 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20190426-0038638

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, **Ruth M. Byrdsong** hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto **Ruth M. Byrdsong, Trustee,** of the **Ruth M. Byrdsong Revocable Living Trust**, hereinafter referred to as Grantee, her successors and assigns, her interest in and to a certain tract or parcel of land situated in Davidson County, Tennessee, and more particularly described as follows:

Being Lot No. 138, Buena Vista Estates, Section 4, as of record in Book 4300, page 81, Register's Office for said County.

Said Lot No. 138 fronts 80.0 feet on the northerly side of Buenaview Boulevard, and extends back between lines, measuring 140.6 feet on the westerly line and 131.9 feet on the easterly line, to a line in the rear on which it measures 80.46 feet thereon.

Being the same property conveyed to Ruth M. Byrdsong by deed from Ruth M. Byrdsong, Successor Trustee of The James W. Byrdsong Revocable Living Trust of record in Instrument No: 20160218-0015643, Register's Office for Davidson County, Tennessee; and also the same preoperty conveyed to Ruth M. Byrdsong by deed from Ruth M. Byrdsong, Trustee of The Ruth M. Byrdsong Revocable Living Trust, of record in Instrument No: 20160216-0014079, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all restrictions, easements, encumbrances, and covenants of record.

This is improved property known as 3080 Buenaview Boulevard, Nashville, TN.

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, her 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 25th day of April, 2019.

Ruth M Byrdsong

Ruth M. Byrdsong

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Ruth M. Byrdsong**, 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 25th day of April, 2019.

NOTARY PUBLIC

My commission expires: 9/7/2020

JUNE N. TULL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON 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.