Karen Johnson Davidson County
Batch# 246360 DEEDWARR
06/20/2019 01:02:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20190620-0059702

THIS DOCUMENT PREPARED BY Bryan Howard 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
Dorothy B. Earthman, Trustee 120 Bonaventure Place Nashville, TN 37205	SAME	Map 11606004200 Parcel

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, Dorothy B. Earthman, hereinafter called the Grantor, for the purpose of transferring the Grantor's entire 21.14% undivided ownership interest in the subject real property to a revocable inter-vivos trust established by the Grantor, has bargained and sold, and by these presents does transfer and convey unto Dorothy B. Earthman, Trustee of The Dorothy B. Earthman Revocable Trust, established by the Revocable Trust Agreement of Dorothy B. Earthman, dated May 31, 2019, 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(s) or parcel(s) 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, 2019.

Dorothy B. Earthman

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Dorothy B. Earthman, 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, 2019.

Bryan Howard
Notary Public

My Commission Expires:

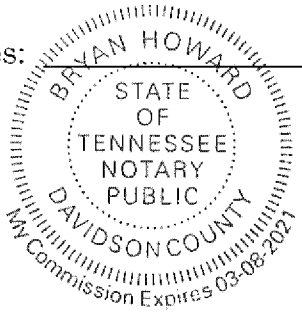


EXHIBIT A
Legal Description

Land lying in the 7th Civil District of Davidson County, Tennessee, City of Belle Meade, being Lot No. 12 on the Plan of the Bonaventure Place, as of record in Book 6250, Page 68, Register's Office for said County, to which plan reference is hereby made for a more complete description, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Dorothy B. Earthman, by Quit claim Deed of record as Instrument No. 20180720-0070936 in Register's Office for Davidson County, Tennessee.

This is improved property known as 120 Bonaventure Place, Nashville, TN 37205.

CERTIFICATE OF AUTHENTICITY

I, Bryan Howard, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Bryan Howard

Bryan Howard

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Dianne Jaynes, a notary public for this county and state, Bryan Howard, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Dianne Jaynes

Notary Public

My Commission Expires: _____

Notary's Seal (if on paper)

