This Instrument Prepared By:
Legacy Law Group, PC
216 Centerview Drive
Suite 317
Brentwood, Tennessee 37027

This instrument was prepared without the benefit of a formal title search, abstract or survey and was prepared with the description of the property as furnished by the parties. The preparer of this instrument assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property.

This space intentionally left blank for recording purposes.

BILL GARRETT, Davidson County
Trans:T20150009133 DEEDWARR
Recvd: 02/05/15 10:03 3 pgs
Fees:17.00 Taxes:0.00
20150205-0010879

New Owner:	**Send Tax Bill:**	**Map/Parcel**
JOHN D. RAMARES, TRUSTEE CHRISTI K. RAMARES, TRUSTEE Ramares Revocable Living Trust dated October 7, 2014 4109 Barnes Cove Drive Antioch, TN 37013	FRANKLIN AMERICAN MORTGAGE CO. PO Box 77404 Ewing, New Jersey 08628	173-9-B-85CO

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual consideration for this transfer is NONE (0). (Exempt pursuant to T.C.A. § 67-4-409[a][3][F]).

AFFIANT

Sworn to and subscribed before me this 28th day of January, 2015.

MATTHEW D. FAULK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires: 05-03-2017

Notary Public

My Commission Expires: 05-03-2017

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of -0- Dollars, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, JOHN DEAN RAMARES, who is one and the same as JOHN D. RAMARES, and CHRISTI K. RAMARES, husband and wife, do hereby transfer and convey any and all interest owned by us in and to that certain real estate located in Davidson County, Tennessee, being more particularly described on **EXHIBIT A**, which is attached hereto and made a part hereof, to JOHN D. RAMARES and CHRISTI K. RAMARES, TRUSTEES of the RAMARES REVOCABLE LIVING TRUST, dated October 7, 2014.

This instrument of conveyance is governed by Section 35-15-510, Tennessee Code Annotated, which is intended to preserve the status of tenants by the entireties of the property despite its conveyance to our revocable trust.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their successors, heirs and assigns forever, we covenant we are lawfully

seized and possessed of said real estate in fee simple, have a good right to convey it and that the same is unencumbered.

We further covenant and bind ourselves, our heirs, and representatives to warrant and forever defend the title to said real estate to said Grantees, their successors, heirs and assigns against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

WITNESS OUR HAND this 28 day of January, 2015.

By: _____
JOHN DEAN RAMARES

_____
CHRISTI K. RAMARES

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 JOHN DEAN RAMARES and CHRISTI K. RAMARES, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 28th day of January, 2015.

_____
NOTARY PUBLIC

NANETTE R. RYAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 07-03-20

Exhibit A

Property Description

Said property is described to wit:

Land in Davidson County, Tennessee, being Lot No 292 on the Plan of Barnes Cove, Section Two, of record in Instrument No. 20040604-0065966, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to John Dean Ramares and Christi K. Ramares, husband and wife, by Jon T. King and Katie J. Barrick A/K/A Katie J. King, husband and wife, by Warranty Deed of record in Instrument No. 20080603-0056555, Register's Office for Davidson County, Tennessee.

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

This is improved property known as 4109 Barnes Cove Drive, Antioch, TN 37013.