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.

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BILL GARRETT, Davidson County
Trans:T20150009133 DEEDWARR
Recvd: 02/05/15 10:04 3 pgs
Fees:17.00 Taxes:0.00
20150205-0010881

New Owner:	**Send Tax Bill:**	**Map/Parcel**
MATTHEW MAHER KRISTIN MAHER 4307 Earlene Drive Nashville, TN 37216	SAME	061-12-0-047.00

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

GWENDOLYN ADKISSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.
My Commission Expires AUG. 22, 2015

Sworn to and subscribed before me this 23rd day of January, 2015.

Notary Public

My Commission Expires: Aug. 22nd 2015

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of -0- Dollars, and other good and valuable consideration, I, MATTHEW MAHER, married, do hereby transfer and convey any and all interest owned by me 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 MATTHEW MAHER and wife, KRISTIN MAHER.

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 23rd day of January, 2015.

By: _____
MATTHEW MAHER

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named MATTHEW MAHER, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Brentwood, Tennessee, this 23rd day of January, 2015.

GWENDOLYN ADKISSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.
My Commission Expires AUG. 22, 2015

_____
NOTARY PUBLIC

My Commission Expires: Aug. 22nd, 2015

Exhibit A

Property Description

Said property is described to wit:

LAND in Davidson County, Tennessee, being Lot No. 4 on the Map of Addition 1, Section 3, of Jackson Park, not of record, described according to a survey made by Ewell Anderson, Surveyor, October, 1945, as follows:

BEGINNING on the westerly margin of Earlene Drive at a point 110.5 feet north of the northeast corner of the property conveyed to O.B. Dean and wife by deed from Isolene Harlan and husband of record in Book 1372, Page 278, Register's Office for Davidson County, Tennessee, being the corner of Lots Nos. 3 and 4; thence with the line between said two lots westwardly 429.5 feet; thence North 26 degrees 10 minutes East 65.65 feet to the southerly line of the Newman Cheek property; thence with said line South 87 degrees 15 minutes East 420.6 feet to the westerly margin of Earlene Drive; thence with said Drive southwardly 109.8 feet to the beginning.

BEING the same property conveyed to Matthew Maher, married, by Warranty Deed of record from Timothy M. Martin and Natalie Martin in Instrument Number 20130731-0079644, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 4307 Earlene Drive, Nashville, TN 37216.