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:T20150031343 DEEDWARR
Recvd: 04/24/15 14:18 3 pgs
Fees:17.00 Taxes:0.00
20150424-0037010

| **New Owner:** | **Send Tax Bill:** | **Map/Parcel** |
|---|---|---|
| Lynne Atkins Gustave, Trustee<br>GUSTAVE REVOCABLE LIVING TRUST<br>dated April 17, 2015<br>124 Harpeth Trace Dr.<br>Nashville, TN 37221 | SAME | 142-1A-A00<br>#49<br>9 D-64575 |

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 April 17, 2015.

JAMES M. ADCOX III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON CO. TENN.
My Commission Expires JAN. 9, 2016

Notary Public

My Commission Expires: _____

# 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, I, LYNNE ATKINS GUSTAVE, who is also known as LYNNE A. GUSTAVE, (my husband, JAMES M. GUSTAVE, having predeceased me) 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 LYNNE ATKINS GUSTAVE, TRUSTEE of the GUSTAVE REVOCABLE LIVING TRUST, dated April 17, 2015.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their successors, heirs and assigns forever, I covenant I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it and that the same is unencumbered.

I further covenant and bind myself, my 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 MY HAND this this April 17, 2015.

By: _____
LYNNE A. GUSTAVE

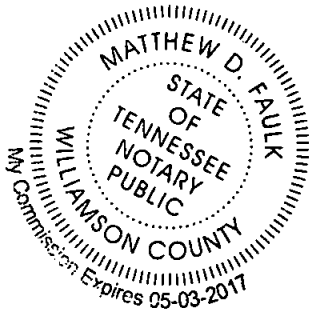
STATE OF TENNESSEE )
COUNTY OF WILLIAMSON )

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

WITNESS my hand and official seal at Brentwood, Tennessee, this this April 17, 2015.

_____
NOTARY PUBLIC

My Commission Expires: 05-03-2017



## Exhibit A

## Property Description

Said property is described to wit:

Unit No. H-1, together with the carport designated No. H-1-C, in River Plantation, Section One, a Condominium, a Horizontal Property Regime, located on Highway 70 South, Nashville, Davidson County, Tennessee, as shown on the plat of River Plantation, Section One, Condominium Apartments, recorded in Book 4460, page 59, Register's Office for Davidson County, Tennessee, and described in a Master Deed recorded in Book 4562, page 474, said Register's Office, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the property, apartments, co-owners and tenants of River Plantation, Section One, Condominium Apartments, contained in the Master Deed and By-Laws appended thereto, recorded in Book 4562, page 474, Register's Office for Davidson County, Tennessee, are incorporated in this deed by reference and made a part hereof the same as though copied herein.

BEING the same property conveyed to James M. Gustave and wife, Lynne Atkins Gustave, by Quitclaim Deed of record from Leslie B. Enoch II, in Book 6754, page 751, Register's Office for Davidson County, Tennessee.

This is improved property known as H-1 8207 Sawyer Brown Road, Nashville, TN 37221.