THIS DOCUMENT PREPARED BY **JEFFREY MOBLEY** 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 owners:	Send Tax Bills to:	Map-Parcel Numbers
Robert F. Garrard and wife, Kay R. Garrard 6437 Worchester Drive Nashville, Tennessee 37221	SAME	157 00 0 071.00

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, **Kay R. Garrard**, hereinafter called the Grantor, for the purpose of making a re-conveyance of the subject property to herself and her husband as tenants by the entirety, has bargained and sold, and by these presents does transfer and convey unto **Robert F. Garrard, and wife, Kay R. Garrard,** their heirs and assigns, all of the Grantor's right, title and interest in and to real property in the State of Tennessee 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.

BILL GARRETT, Davidson County
Trans:T20150033938 DEEDWARR
Recvd: 05/04/15 13:34 3 pgs
Fees:17.00 Taxes:0.00
20150504-0040156

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 Grantees, the Grantees' heirs and assigns, forever; and the Grantor does covenant with the said Grantees 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 Grantees, the Grantees' heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 30th day of April, 2015.

Kay R. Garrard

Kay R. Garrard

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Kay R. Garrard, with whom I am personally acquainted, and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 30th day of April, 2015.

My Commission Expires: _____

JEFFREY MOBLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires January 8, 2019

_____
Notary Public

EXHIBIT A

Legal Description

Land lying in Davidson County, Tennessee, more particularly described as follows:

Being Lot No. 49 on the Plan of Devonshire Manor, Section One, of record in Book 5200, pages 122 and 123, Register's Office for Davidson County, Tennessee.

Said Lot No. 49 fronts 219.0 feet on the southerly side of Worchester Drive and runs back 226.23 feet on the westerly line and 222.68 feet on the easterly line to a dead line in the rear on which it measures 166.16 feet,

Being the same property conveyed to Kay R. Garrard by deed from Robert F. Garrard of record in Book 11753, page 723, Register's Office for Davidson County, Tennessee.

This is improved property known as 6437 Worchester Drive, Nashville, Tennessee 37221.