This Instrument Prepared By:
Legacy Law Group, PC
216 Centerview Drive
Suite 140
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:T20150055676 DEEDWARR
Recvd: 07/09/15 14:30 3 pgs
Fees:17.00 Taxes:0.00
20150709-0066865

New Owner:	**Send Tax Bill:**	**Map/Parcel**
JACQUELINE A. QUALLS, Trustee JACQUELINE A. QUALLS REVOCABLE LIVING TRUST dated July 2, 2015 14 Breckenridge Forrest Nashville, TN 37215	SAME	Map: 011F Group: C Parcel: 01800

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 2nd day of July, 2015.

Notary Public

My Commission Expires:

TONYA M. DERRY
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-03-2019

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of -0- Dollars, and other good and valuable consideration, I, JACQUELINE QUALLS, also known as JACQUELINE A. QUALLS, 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 JACQUELINE A. QUALLS, Trustee, of the JACQUELINE A. QUALLS REVOCABLE LIVING TRUST, dated July 2, 2015.

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, 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 2nd day of June, 2015.

By: Jacqueline A. Qualls
JACQUELINE QUALLS

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 JACQUELINE QUALLS 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 Brentwood, Tennessee, this 2nd day of July, 2015.

NOTARY PUBLIC

My Commission Expires: 05-03-2017

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

Exhibit A

Property Description

Said property is described to wit:

Land in Davidson County, Tennessee, being Lot No. 39 on the Plan of Otter Wood, Section, Two, Revised, as of record in Book 6900, pages 598 through 602, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Jacqueline Qualls by Warranty Deed of record from John Byron Coben and Amelia L. Coben, in Instrument No. 20140822-0076899, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

This is improved property known as 14 Breckenridge Forrest, Nashville, TN 37215.