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:T20150060971 DEEDWARR
Recvd: 07/24/15 15:30 3 pgs
Fees:17.00 Taxes:0.00
20150724-0073124

New Owner:	**Send Tax Bill:**	**Map/Parcel**
RONALD C. WINCEK, SR., Trustee SHERRIE A. WINCEK, Trustee RONALD C. WINCEK, SR. & SHERRIE A. WINCEK LIVING TRUST dated June 4, 2003 609 Moon Cove Hermitage, Tennessee 37076	SAME	Map: 98-9 Group: A Parcel: 111CO

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 22d day of July, 2015.

MATTHEW D. FALK
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY
My Commission Expires 05-13-2017

Notary Public

My Commission Expires: 05-13-2017

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, RONALD C. WINCEK, also known as RONALD C. WINCEK, SR., and wife, SHERRIE A. WINCEK, 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 RONALD C. WINCEK, SR. and SHERRIE A. WINCEK, TRUSTEES of the RONALD C. WINCEK, SR. & SHERRIE A. WINCEK LIVING TRUST, dated June 4, 2003.

This instrument of conveyance is governed by Section 35-15-510, Tennessee Code Annotated, which is intended to preserve the immunity from the claims of the separate creditors of one of us for property held by us as tenants by the entireties, 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 March 27, 2015.

By: _____
RONALD C. WINCEK

_____
SHERRIE A. WINCEK

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 RONALD C. WINCEK and SHERRIE A. WINCEK, 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 14th day of July, 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

Exhibit A

Property Description

Said property is described to wit:

Land in Davidson County, Tennessee, being Lot No. 162 on the plan of Lakeshore, Phase 2-B, of record in Plat Book 7900, Page 599, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Ronald C. Wincek and wife, Sherrie A. Wincek by Warranty Deed of record from Frank Batson Homes, Inc., in Deed Book 9782, Page 226, Register's Office for Davidson County, Tennessee.

This conveyance is subject to Restrictive Covenants of record in Book 7572, Page 669, and in Plat Book 7900, Page 599, Register's Office for said County.

This is improved property known as 609 Moon Cove, Hermitage, TN 37076.