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:T20150062569 DEEDWARR
Recvd: 07/30/15 10:06 3 pgs
Fees:17.00 Taxes:0.00
20150730-0075088

New Owner:	**Send Tax Bill:**	**Map/Parcel**
RONALD D. LEDERER, Trustee LEDERER REVOCABLE LIVING TRUST dated July 29, 2015 325 Forrest Valley Drive Nashville, TN 37209	SAME	Map 128-2 Parcel 3

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

MARTHA FAULK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 05-03-2017

Sworn to and subscribed before me this 29th day of July, 2015.

Notary Public

My Commission Expires: 05-03-2017

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of -0- Dollars, and other good and valuable consideration, I, RONALD D. LEDERER, as sole owner of the subject property, (JUDITHE P. LEDERER having since died) do hereby transfer and convey any and all interest owned by my 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 D. LEDERER, TRUSTEE of the LEDERER REVOCABLE LIVING TRUST, dated July 29, 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 that 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 29th day of July, 2015.

By: Ronald D Lederer
RONALD D. LEDERER

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 D. LEDERER, 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 29th 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:

Being Lot No. 36 on the Plan of Thousand Oakes Estates, as of record in Book 3700, page 83, Register's Office for Davidson County, Tennessee and more particularly described as follows:

Said Lot No. 36 fronts 177.28 feet on the westerly side of Forrest Valley Drive and runs back between lines measuring 171.79 feet on the northerly line and 262.5 feet, more or less, on the southerly line to a dead line in the rear upon which it measures 220.0 feet.

Being the same property conveyed to RONALD D. LEDERER and wife, JUDITHE P. LEDERER, (Judithe P. Lederer having since died) by GENE HOWARD MILLER and wife, DOROTHY ANN S. MILLER, by Warranty Deed of record in Book 4506, Page 137, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all ordinances, limitations, restrictions, easements and right-of-ways of record.

This is improved property known as: 325 Forrest Valley Drive, Nashville, TN 37209.