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:T20150068351 DEEDWARR
Recvd: 08/14/15 09:58 3 pgs
Fees:17.00 Taxes:0.00
20150814-0081612

New Owner:	**Send Tax Bill:**	**Map/Parcel**
RICHARD T. DERRY, Trustee TONYA M. DERRY, Trustee DERRY REVOCABLE LIVING TRUST dated July 31, 2015 127 Carriage Court Brentwood, TN 37027	SAME	171-03-0-B165.00CO

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

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

Sworn to and subscribed before me this July 31, 2015.

Notary Public

My Commission Expires: 5-3-2017

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, RICHARD T. DERRY, and wife, TONYA M. DERRY, 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 RICHARD T. DERRY and TONYA M. DERRY, TRUSTEES of the DERRY REVOCABLE LIVING TRUST, dated July 31, 2015, as tenants by the entirety.

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 July 31, 2015.

By: _____
RICHARD T. DERRY

_____
TONYA M. DERRY

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 RICHARD T. DERRY and TONYA M. DERRY, 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 this July 31, 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 Unit No. 25, on the Plan of "Carriage Homes of Fredricksburg" Townhomes of Fredricksburg, Revision One, Phase Two, Section Five, of record in Book 9700, Page 578, revised in Instrument No. 20000804-0077800, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to RICHARD T. DERRY and wife, TONYA M. DERRY by PATRICIA NOELLE ROSS, unmarried, by Warranty Deed of record in Instrument No. 20070320-0033992, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 127 Carriage Court, Brentwood, Tennessee 37027.