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.

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BILL GARRETT, Davidson County
Trans:T20150091118 DEEDWARR
Recvd: 10/26/15 15:45 3 pgs
Fees:17.00 Taxes:0.00
20151026-0108854

New Owner:	**Send Tax Bill:**	**Map/Parcel**
HILDA JO THOMAS, Trustee THOMAS REVOCABLE LIVING TRUST dated October 11, 2010 130 McGavock Pike Nashville, TN 37214	SAME	Map: 84-16 Parcel: 16

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]).

Kathlyn Wood
AFFIANT

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

Sworn to and subscribed before me this 21st day of October, 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, the receipt of which is hereby acknowledged, I, HILDA JO THOMAS, my husband JACK M. THOMAS having predeceased me on August 19, 2015, by and through SUZANNE T. ANDERSON, JACK M. THOMAS, JR., and KATHRYN J. SAWYER, who are collectively my Agent under a Durable Limited Power of Attorney executed October 11, 2010, 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 HILDA JO THOMAS, TRUSTEE of the THOMAS REVOCABLE LIVING TRUST, dated October 11, 2010.

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 October 21, 2015.

By: _____
SUZANNE T. ANDERSON, Agent

_____
JACK M. THOMAS, JR., Agent

_____
KATHRYN J. SAWYER, Agent

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named SUZANNE T. ANDERSON, JACK M. THOMAS, JR., and KATHRYN J. SAWYER, 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 Nashville, Tennessee, this October 21, 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 lying and being in the 3rd Civil District of Davidson County, Tennessee, being part of Tract 12 in the Bainbridge and Satterfield Subdivision of part of the Nichol Place as of record in Book 421, page 132, Register's Office for said County.

Said part of tract 12 is described as follows:

Beginning at a point in the westerly margin of McGavock Pike as widened said point being the common front corners of Tract 11 and 12 on said plan; thence in a westerly direction along the common boundary line of Tract 11 and 12, 400 feet more or less to a point, said point being the southeast corner of the property conveyed to Saint Philip's Episcopal Church, Inc. by deed of record in Book 3912, page 63, Register's Office for Davidson County, Tennessee; thence along their easterly boundary line in a northerly direction 220 feet more or less to a point in the southerly boundary line of the property conveyed to D. L. Hollingsworth and wife, of record in Book 2107, page 419, Register's Office for Davidson County, Tennessee; thence in an easterly direction along the said southerly boundary line 175 feet more or less to the northwest corner of the property conveyed to Fannie Belle Lunn by deed of record in Book 2145, page 199, Register's Office for Davidson County, Tennessee; thence in a southerly direction along the westerly boundary line of the said Lunn property 80 feet more or less to the southwest corner of said property; thence in an easterly direction along their southerly boundary line 225 feet more or less to a point in the westerly margin of McGavock Pike, as widened; thence in a southerly direction along the westerly margin of McGavock Pike 140 feet to the point of beginning.

Being part of the property conveyed to W. R. Bullington and wife, Flossie Belle Bullington, by deed from J. W. Lannom, et al, of record in Book 612, page 158, Register's Office for Davidson County, Tennessee; the said W. R. Bullington is now deceased.

Being the same property conveyed to Jack M. Thomas and wife, Hilda Jo Thomas, by Warranty Deed of record from Flossie Belle Bullington, in Book 4354, Page 663, Register's Office for Davidson County, Tennessee.

The foregoing property description is taken from the previously recorded deed.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances that may affect the premises.

This is improved property known as 130 McGavock Pike, Nashville, TN 37214.