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: T20150091926 DEEDWARR
Recvd: 10/28/15 14:22 3 pgs
Fees: 17.00 Taxes: 0.00
20151028-0109795

New Owner:	**Send Tax Bill:**	**Map/Parcel**
RUSSELL J. SNELLING, Trustee LAUREN D. SNELLING, Trustee SNELLING REV LVNG TRUST dated June 11, 2015 1211 Richmond Drive Nashville, TN 37216	Fidelity Bank P.O. Box 105075 Atlanta, GA 30348	061-08-0-013.00

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]).

Kathlynn Wood
AFFIANT

Sworn to and subscribed before me this 11th day of June, 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, we, RUSSELL J. SNELLING, and wife, LAUREN D. SNELLING, do hereby transfer and convey any and all interest owned by us in and to that certain real estate located in ~~Williamson~~ * County, Tennessee, being more particularly described below, to RUSSELL J. SNELLING and LAUREN D. SNELLING, TRUSTEES of the SNELLING REVOCABLE LIVING TRUST, dated June 11, 2015, and any amendment thereto; to wit:

* Davidson

LEGAL DESCRIPTION ATTACHED

Being the same property conveyed to RUSSELL J. SNELLING and LAUREN D. SNELLING by TERRY W. WALKER and wife DANA C.N. WALKER, by Warranty Deed of record in Instrument No. 20130603-0055544, Register's Office for Davidson County, TN.

This instrument of conveyance is governed by Section 35-15-510, Tennessee Code Annotated, which is intended to preserve the status of tenants by the entireties of the property 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.

This is improved property is known as 1211 Richmond Drive, Nashville, TN 37216.

WITNESS OUR HANDS this 11th day of June, 2015.

By: _____
RUSSELL J. SNELLING

_____
LAUREN D. SNELLING

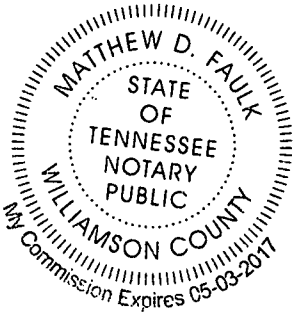
STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named RUSSELL J. SNELLING and LAUREN D. SNELLING, 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 11th day of June, 2015.

_____
NOTARY PUBLIC

My Commission Expires: 05-03-2017



LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being a small portion of the westerly part of Lot No. 10 and all of Lot No. 11 of Section 2, McGaughey Heights, as of record in Book 1835, page 58, Register's Office for said County.
Said westerly part of Lot No. 10 is described as follows:
Beginning in the northwest corner of Lot 10 and the northeast corner of Lot 11; thence with the northerly line of Lot 10 eastwardly 15 feet; thence southerly 180.5 feet to the northerly margin of Richmond Drive and the corner of Lots Nos. 10 and 11; thence with the line between said lots northwardly 185 feet to the corner of Lots 10 and 11, the point of beginning.

BEING the same property conveyed to Terry W. Walker and wife, Dana C. N. Walker, by Warranty Deed from Linda L. White, unmarried, dated 6/24/05 and recorded 6/28/05 in Instrument No. 20050628-0074372, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) all restrictions of record; 3) all easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.