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:T20150094421 DEEDWARR
Recvd: 11/05/15 11:51 3 pgs
Fees:17.00 Taxes:0.00
20151105-0112803

New Owner:	**Send Tax Bill:**	**Map/Parcel**
WILLIAM E. NILES, JR., Trustee KENNA P. NILES, Trustee NILES REVOCABLE LIVING TRUST dated October 29, 2015 6269 Palomar Court Nashville, TN 37211	SAME	172-10-0B 048.00CO

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]).

Kaitlyn Wood
AFFIANT

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

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

Notary Public

My Commission Expires: 5-13-2017

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of -0- Dollars, and other good and valuable consideration, we, WILLIAM E. NILES, JR. and KENNA P. NILES, husband and wife, 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 WILLIAM E. NILES, JR. and KENNA P. NILES, TRUSTEES of the NILES REVOCABLE LIVING TRUST, dated October 15, 2015, as tenants by the entireties.

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 29th day of October, 2015.

By: William E Niles Jr
WILLIAM E. NILES, JR.

Kenna P Niles
KENNA P. NILES

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 WILLIAM E. NILES, JR. and KENNA P. NILES, 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 29th day of October, 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. 48 on the Plan of Christiansted Valley, Phase 2, Revision 1 of record in Plat recorded in Instrument Number 20010209-0012854, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to William E. Niles, Jr. and Kenna P. Niles, husband and wife, by Warranty Deed of record from Dee Ann McClearen, an unmarried woman, in Instrument Number 20130703-0068722, Register's Office for Davidson County, Tennessee.

Said property is conveyed subject to any existing limitations, restrictions, plans of record and encumbrances as may affect the premises.

This is improved property known as 6269 Palomar Court, Nashville, TN 37211.