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:T20150098731 DEEDWARR
Recvd: 11/20/15 08:33 3 pgs
Fees:17.00 Taxes:0.00
20151120-0117665

New Owner:	**Send Tax Bill:**	**Map/Parcel**
JOSHUA GILMORE ABIGAIL FLITTNER 604 Rochelle Drive Nashville, TN 37220	Franklin American Mortgage 501 Corporate Centre Drive, Suite 400 Franklin, TN 37067	146-15-0- 104.00

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]).

Kaitlyn 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 November 12, 2015.

Notary Public

My Commission Expires:

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, JOSHUA GILMORE and ABIGAIL FLITTNER, being one and the same as ABIGAIL L. FLITTNER, for the express purpose of creating Tenancy by the Entireties, 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 JOSHUA GILMORE and ABIGAIL FLITTNER, Husband and Wife.

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 HANDS this 12th day of November, 2015.

By: _____
JOSHUA GILMORE

_____
ABIGAIL FLITTNER

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 JOSHUA GILMORE and ABIGAIL FLITTNER, 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 November 12, 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 Lot 27, HAILEYWOOD ESTATES, SECTION II, as shown on plat of record in Plat Book 2331, Page 81, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to JOSHUA GILMORE and ABILGAIL L. FLITTNER, as joint tenants with right of survivorship, by BRENDA REEDER, Executrix of the ESTATE OF DOROTHY CORTNER HARVEY, administered in the Seventh Circuit Court for Davidson County, Tennessee Docket #13P1082, of record in Instrument 20131023-0110411, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all limitations, restrictions, encumbrances, liens and covenants of record.

This is improved property known as: 604 Rochelle Drive, Nashville, TN 37220.