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: T20150100056 DEEDWARR
Recvd: 11/24/15 14:12 3 pgs
Fees: 17.00 Taxes: 0.00
20151124-0119261

New Owner:	**Send Tax Bill:**	**Map/Parcel**
JAMES LEE BRIDGES, Trustee ERIN S. BRIDGES, Trustee BRIDGES REVOCABLE LIVING TRUST dated November 5, 2015 306 Gaywood Drive Nashville, TN 37211	Franklin Synergy Bank 722 Columbia Ave. Franklin, TN 37064	83-10-162

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

TONYA M. DERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-03-2019

Sworn to and subscribed before me this 5th day of November, 2015.

Notary Public

My Commission Expires: _____

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of -0- Dollars, and other good and valuable consideration, we, JAMES L. BRIDGES, who is also known as JAMES LEE BRIDGES, and ERIN S. BRIDGES, 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 JAMES LEE BRIDGES and ERIN S. BRIDGES, TRUSTEES of the BRIDGES REVOCABLE LIVING TRUST, dated November 5, 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 5th day of November, 2015.

By: _____
JAMES L. BRIDGES

_____
ERIN S. BRIDGES

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 JAMES L. BRIDGES and ERIN S. BRIDGES, 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 5th day of November, 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 1 on the Plan of Mrs. T.R. Parrish's Subdivision of lot No. 81, Chadwell Home Place, filed of record in Plat Book 547, Page 80, in the Register's Office of Davidson County, Tennessee.
>
> Said Lot No. 1 fronts 50 feet on the southerly side of Gartland Ave and runs back between parallel lines with the westerly margin of North 17th Street 135 feet to an alley.

Being the same property conveyed to James L. Bridges and Erin S. Bridges, husband and wife, by Warranty Deed of record from David P. Russell and Joanne M. Russell, husband and wife, in Instrument No. 20100824-0067011, Register's Office for Davidson County, Tennessee.

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

This is improved property known as 1624 Gartland Ave., Nashville, TN 37206.