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:T20150104239 DEEDWARR
Recvd: 12/10/15 09:00 3 pgs
Fees:17.00 Taxes:0.00
20151210-0124160

New Owner:	**Send Tax Bill:**	**Map/Parcel**
LINDA J. JOYCE, Trustee JOYCE LIVING TRUST dated May 29, 2001 1212 Beech Hollow Drive Nashville, TN 37211	Wells Fargo Home Mortgage PO Box 660455 Dallas, TX 75266	180020A05000CO

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

Sworn to and subscribed before me this 3rd day of December 2015.

Notary Public

My Commission Expires

TONYA M. DERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-03-2019

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of -0- Dollars, and other good and valuable consideration, I, LINDA JOYCE, an unmarried woman and also known as LINDA J. JOYCE, 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 LINDA J. JOYCE, TRUSTEE of the JOYCE LIVING TRUST, dated May 29, 2001.

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 3rd day of December, 2015.

By: _____
LINDA JOYCE

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 LINDA JOYCE, 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 3rd day of December, 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 No. 9, on the Plan of The Ridge at Stone Creek Park, Section Two, a Planned Unit Development, as of record in Instrument No. 20060120-00007577, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to LINDA JOYCE, an unmarried woman, from Drees Premier Homes, Inc., an Ohio corporation, by Warranty Deed of record in Instrument Number 20070906-0106958, Register's Office for said County.

Said property is conveyed subject to any (1) all applicable zoning ordinances, (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property known as 1212 Beech Hollow Drive, Nashville, TN 37211.