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:T20160009882 DEEDWARR
Recvd: 02/05/16 08:43 3 pgs
Fees:17.00 Taxes:0.00
20160205-0011184

New Owner:	**Send Tax Bill:**	**Map/Parcel**
JERRY A. MCKINNEY, Trustee KATHY J. MCKINNEY, Trustee MCKINNEY REVOCABLE LIVING TRUST dated January 21 2016 7216 Magnolia Hills Drive Nashville, TN 37221	SAME	155-12-A-22

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 January 21, 2016.

Notary Public

My Commission Expires:

JAMES M. ADCOX III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 10-07-2019

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of -0- Dollars, and other good and valuable consideration, we, KATHY MCKINNEY, and husband, JERRY MCKINNEY, 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 JERRY A. MCKINNEY and KATHY J. MCKINNEY, TRUSTEES of the MCKINNEY REVOCABLE LIVING TRUST, dated January 21, 2016, 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 January 21, 2016.

By: _____
JERRY A. MCKINNEY

_____
KATHY J. MCKINNEY

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 JERRY A. MCKINNEY and KATHY J. MCKINNEY, 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 January 21, 2016.

_____
NOTARY PUBLIC

JAMES M. ADCOX III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 10-07-2019

My Commission Expires: _____

Exhibit A

Property Description

Said property is described to wit:

LAND in Davidson County, Tennessee, being Lot No. 22 on the Plan of Magnolia Hills of record in Book 7900, Page 782, amended in Book 7900, Page 809, Register's Office for said County.

SAID Lot No. 22 fronts 80.00 fee on the broken northeasterly margin of Magnolia Drive and extends back 150.00 feet on the broken easterly line and 100.00 feet on the westerly line to a dead line in the rear, measuring 77.95 feet thereon.

Being the same property conveyed to Kathy McKinney and Jerry McKinney, wife and husband, by Warranty Deed from South Harpeth Construction Co., Inc., of record in Book 10670, Page 699, Register's Office for Davidson County, Tennessee.

Description of Reference: Described according to (or by reference to) the recorded subdivision Plan.

The property herein conveyed is subject to the restrictive covenants, liens and other matters set forth in Book 9498, Page 329, Book 9499, Page 860, said Register's Office, and other matters set forth in the referenced Plan of record.

This is improved property known as 7216 Magnolia Hills Drive, Nashville, TN 37221.