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.

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BILL GARRETT, Davidson County
Trans:T20160012885 DEEDWARR
Recvd: 02/17/16 08:58 3 pgs
Fees:17.00 Taxes:0.00
20160217-0014734

New Owner:	**Send Tax Bill:**	**Map/Parcel**
THOMAS I. BABCOCK, IV. KELLEY K. BABCOCK 4608 Indiana Avenue Nashville, TN 37209	SAME	91-12-33

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]).

Kathryn Wood
AFFIANT

Sworn to and subscribed before me this 14th day of January, 2016.

Notary Public

My Commission Expires:

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

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of -0- Dollars, and other good and valuable consideration, I, THOMAS BABCOCK, IV, who is one and the same as THOMAS I. BABCOCK, IV, for the express purpose of creating tenants by the entireties, 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 THOMAS I. BABCOCK, IV and wife, KELLEY K. BABCOCK, Grantees.

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.

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 14th day of January, 2016.

By: _____
THOMAS BABCOCK, IV

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 THOMAS BABCOCK, IV, 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 7th day of January, 2016.

_____
NOTARY PUBLIC

My Commission Expires: 05-03-2017

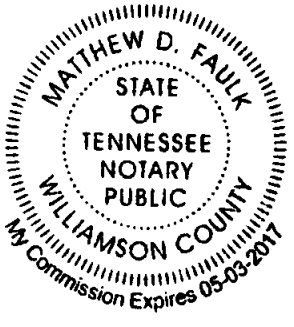


Exhibit A

Property Description

Said property is described to wit:

> Land in Davidson County, Tennessee being Lot No. 517 and 519 of Block #83, Plan No. 1, West Nashville, as of record in Book 57, Page 74-75, Register's Office for Davidson County, Tennessee.
>
> Said Lots 517 and 519 front 25 feet each on the northerly side of Indiana Avenue and run back between parallel lines, 150 feet to an alley.

Being the same property conveyed to Thomas Babcock, IV, unmarried, by Warranty Deed from Robert P. Ballinger, of record in Instrument No. 20050510-0052678, Register's Office for Davidson County, Tennessee, and said Warranty Deed corrected by Scrivener's Affidavit citing the death of Mrs. Clara Mai Thompson which terminated her life estate interest in said property leaving Robert P. Ballinger as the sole owner, of record in Instrument No. 20151007-0102084, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions, easements and covenants of record.

This is improved property known as 4608 Indiana Avenue, Nashville, TN 37209.