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:T20160012892 DEEDWARR
Recvd: 02/17/16 09:03 3 pgs
Fees:17.00 Taxes:0.00
20160217-0014739

New Owner:	**Send Tax Bill:**	**Map/Parcel**
JASON LEHNING, Trustee HEATHER EDWARDS, Trustee LEHNING-EDWARDS REVOCABLE LIVING TRUST dated January 7, 2016 1400 Rosa L. Parks Blvd., Unit 115 Nashville, Tennessee 37208	SAME	082-09-0-227.00

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]).

AFFIANT

Sworn to and subscribed before me on January 7, 2016.

Notary Public

MATTHEW D. FAULK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 05-03-2017

My Commission Expires: _____

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of -0- Dollars, and other good and valuable consideration, we, JASON LEHNING, and wife, HEATHER EDWARDS, 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 JASON LEHNING and HEATHER EDWARDS, TRUSTEES of the LEHNING-EDWARDS REVOCABLE LIVING TRUST, dated January 7, 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 on this January 7, 2016.

By: _____
JASON LEHNING

_____
HEATHER EDWARDS

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 JASON LEHNING and HEATHER EDWARDS, 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, on this January 7, 2016.

_____
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:

> Beginning at a Mag Nail Set in the Western right of way line of Second Avenue North being 25' from the centerline and also being the Northeast corner to Southern Holdings, Inc. (Inst# 200904300039144); thence leaving Southern Holdings, Inc. and with Second A venue North S 30° 11 '55" E a distance of 50.00 feet to a Point at the back of sidewalk being the Northwest corner to Southern Holdings, Inc. (Inst # 201109200072615); thence leaving Second Avenue North and with Southern Holdings, Inc. S 59°48'05" W a distance of 134.40 feet to a Point in the Eastern right of way of an Alley Way being N 60°04'32" E a distance of 2.42 feet from an Iron Rod Old; thence leaving Southern Holdings, Inc. and with Alley Way N 30°11'55" W a distance of 50.00 feet to an Iron Rod Set being corner to Southern Holdings, Inc; thence leaving Alley Way and with Southern Holdings, Inc. N 59°48'05" East distance of 134.40 feet to the point of beginning having an area of 6720.0 square feet or 0.15 acres more or less.

Being the same property conveyed to Jason Lehning and wife, Heather Edwards, by Warranty Deed of record from Mary Givens and Walter Givens, wife and husband, Instrument #20150929-0098670, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters shown on the Plan of record in Plat Book 17, Page 640, Register's Office for Davidson County, Tennessee. This conveyance is subject to all easements, restrictive covenants and conditions and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 1317 2nd Avenue North, Nashville, Tennessee 37208.