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:T20160012892 DEEDWARR
Recvd: 02/17/16 09:05 3 pgs
Fees:17.00 Taxes:0.00
20160217-0014740

New Owner:	**Send Tax Bill:**	**Map/Parcel**
JASON LEHNING, Trustee HEATHER EDWARDS, Trustee LEHNING-EDWARDS REVOCABLE dated January 7, 2016 1400 Rosa L. Parks Blvd., #115 Nashville, Tennessee 37208	SAME	81-12-B-114.00 CO

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.

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

Notary Public

My Commission Expires: 05-03-2017

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of -0- Dollars, and other good and valuable consideration, we, HEATHER EDWARDS and husband, JASON LEHNING, 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:

Land in Davidson County, Tennessee, being Unit No. 115 together with the allocated Parking Space and the appurtenant interest in the common elements of the Lofts at Werthan Mills, a horizontal property regime as established by Master Deed for the Lofts at Werthan Mills Condominiums of record in Instrument #20031023-0157113, as amended in Instrument #20040521-0059936, Instrument #20040712-0082926, Instrument #20050202-0012489, Instrument #20051230-0156950 and Instrument #20060901-0108138, Register's Office for Davidson County, Tennessee; said Unit being depicted on the Site Plan attached to said Master Deed as an Exhibit, all to which is hereby made for a more complete description thereof.

Being the same property conveyed to Heather Edwards and husband, Jason Lehning, by Warranty Deed of record from Jack L. Bailey, Jr., Trustee of the Jack L. Bailey and Eloise M. Bailey Revocable Living Trust dated July 1, 2003, in Instrument #20150930-0099043, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
- County of Davidson taxes for the year 2015 and thereafter, not yet due and payable.
- Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 9183, Page 130 and Book 11625, Page 280,
- Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing LOFTS AT WERTHAN MILLS Condominium of record in Instrument No. 20031023-0157113 , as amended by instrument(s) of record in Instrument Nos. 20040521-0059936, 20040712-0082926, 20050202-0012489, 20051230-0156950 and 20060901-0108138; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.
- Charter of The Lofts at Werthan Mills Condominium Association, Inc. recorded at Instrument No. 20031027-0157822.
- Easements recorded in Book 175, Page 137, Book 1291, Page 593 and Book 4718, Page 619 and Instrument No. 20031023-0157114.
- License Agreement recorded at Instrument No. 20090526-0048069, amended at Instrument No. 20130222-0018099.
- Any and all existing easements and restrictions as shown of record not stated herein

This is improved property known as 1400 Rosa L. Parks Blvd, # 114, Nashville, Tennessee 37208.