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:T20160012897 DEEDWARR
Recvd: 02/17/16 09:09 3 pgs
Fees:17.00 Taxes:0.00
20160217-0014743

New Owner:	**Send Tax Bill:**	**Map/Parcel**
PATRICK COBLE, Trustee SARAH COBLE, Trustee COBLE REVOCABLE LIVING TRUST dated January 28, 2016 7438 Sugar Camp Hollow Fairview, TN 37062	Bank of America PO Box 15222 Wilmington, DE 19886-5222	Map: 58-09-O-A Parcel: 242

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]).

Kaitlyn Wood
AFFIANT

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

Sworn to and subscribed before me this January 28, 2016.

Notary Public

My Commission Expires: 05-3-2017

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of -0- Dollars, and other good and valuable consideration, we, PATRICK COBLE and SARAH GENETE GEOUGE COBLE, who is one and the same as SARAH COBLE, husband and wife, 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 PATRICK COBLE and SARAH COBLE, TRUSTEES of the COBLE REVOCABLE LIVING TRUST, dated January 28, 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 28, 2016.

By: _____
PATRICK COBLE

_____
SARAH GENETTE GEOUGE COBLE

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 PATRICK COBLE and SARAH GENETTE GEOUGE COBLE, 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 28, 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:

Taxes and assessments for the year 2008 and subsequent years, a lien not yet due and payable.

All matters on the Plan of Jordan Ridge at Eaton's Creek, Phase 7, Section 2, of record in Instrument #20080205-0012163, Register's Office for Davidson County, Tennessee.

Subject to the lien for special assessments as contained in the said restrictions.

Subject to temporary construction easements as set forth in Consent Judgment and Final Decree under Circuit Court for Davidson County, Tennessee, Docket No. 90C-3345.

Subject to the rights of others in and to the common areas and/or elements.

Restrictive covenants contained in an instrument of record in Instrument #20000915-0092002; Supplemental amendment of record in Instrument #20011025-0117168 and Second Supplemental amendment of record in Instrument #20020828-0103983, and Third Supplemental amendment of record in Instrument #20041229-0153772, and Fourth Supplemental amendment of record in Instrument #20061120-0143523, also Instrument #20061120-0143524 and Instrument #20070905-0106402, Register's Office for Davidson County, Tennessee. In the event that any exception herein contains covenants, conditions and restrictions, said exception omits any covenants or restrictions, based upon race, color, religion, sex, sexual orientation, handicap, disability, marital status, familial status, ancestry, national origin, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law

Subject to HOA Charter of Eaton's Creek Park Homeowners Association of record Instrument #20011126-0128291 Register's Office for Davidson County, Tennessee.

Easements for water mains and appurtenances of record in Book 6255, page 578, Register's Office for Davidson County, Tennessee.

Easement for sanitary sewers and/or storm drainage of record in Book 8326, page 230, Register's Office for Davidson County, Tennessee.

Subject to Storm Water Detention Agreements of record as Instrument #20001011-0100954, Instrument #20031010-0150887, Instrument #20070112-0005338, and Instrument #20060126-009689 Register's Office for Davidson County, Tennessee.

Agreement for Rights and Obligations of record as Instrument #20041229-0153373 Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Patrick Coble and Sarah Genette Geouge Coble, husband and wife, by Warranty Deed of record from NCR, Inc., a Virginia Corporation T/A Fox Ridge Homes, in Deed Book 6182, Page 465, Register's Office for Davidson County, Tennessee.

Said property is conveyed subject to any additional existing limitations, restrictions, and encumbrances as may affect the premises.

This is improved property known as 509 Cato Ridge Court, Lot 229, Jordan Ridge @ Eaton's Creek, Nashville, TN 37218.