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:T20160019128 DEEDWARR
Recvd: 03/09/16 08:49 3 pgs
Fees:17.00 Taxes:0.00
20160309-0022355

New Owner:	**Send Tax Bill:**	**Map/Parcel**
FRED KYLE LEHNING, Trustee LEHNING REVOCABLE LIVING TRUST dated March 3, 2016 4020 Sunnybrook Drive Nashville, Tennessee 37205	Same	130-4-9 7DA 33785

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 3rd day of March, 2016.

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, I, F. KYLE LEHNING, also known as FRED KYLE LEHNING, do hereby transfer 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 FRED KYLE. LEHNING, TRUSTEE of the LEHNING REVOCABLE LIVING TRUST, dated March 3, 2016

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors, heirs and assigns forever, I covenant I am 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 Grantee, its 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.

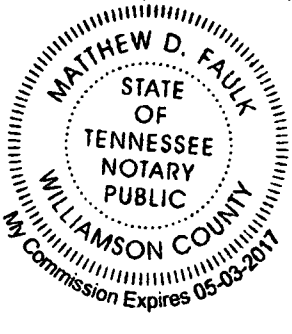
WITNESS MY HAND this 3rd day of March, 2016.

By: _____
F. KYLE LEHNING

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 F. KYLE LEHNING, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Brentwood, Tennessee, this 3rd day of March, 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. 19 on the Plan of Re-Subdivision of part of Royal Oaks, as of record in book 1424, Page 31, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property whereby an undivided 25% interest was conveyed to Ryan Patrick Alger and an undivided 75% interest was conveyed to F. Kyle Lehning, by Personal Representative's Deed of record from the Estate of Christine Caravacci, by Instrument Number 20141103-0101315, Register's Office for Davidson County, Tennessee.

This conveyance is subject to such limitations, restrictions, and encumbrances as may affect the property.

This is improved property known as 4020 Sunnybrook Drive, Nashville, Tennessee 37205.