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: T20160030651 DEEDWARR
Recvd: 04/15/16 09:23 3 pgs
Fees: 17.00 Taxes: 0.00
20160415-0036092

New Owner:	**Send Tax Bill:**	**Map/Parcel**
MATTHEW R. CAMPBELL SHELBIE A. MAESTAS 6712 North Creekwood Drive Brentwood, TN 37027	SAME	173-4-A-92

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 this 7th day of April, 2016.

Notary Public

My Commission Expires: [illegible]

MATTHEW D. FAULK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
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, MATTHEW R. CAMPBEL, 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 MATTHEW R. CAMPBELL and wife, SHELBIE A. MAESTAS, for the express purpose of creating tenancy by the entireties.

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 7th day of April, 2016.

By: _____
MATTHEW R. CAMPBELL

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 MATTHEW R. CAMPBELL, 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 7th day of April, 2016.

_____
NOTARY PUBLIC

My Commission Expires: 05-03-2017

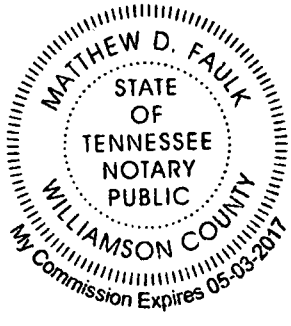


Exhibit A

Property Description

Said property is described to wit:

> Land in Davidson County, Tennessee, Being Lot No. 92 on the Plan of Oak Highlands, Phase I, as shown by plat of record in Plat Book 6900, Page 432-435, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Matthew R. Campbell by Warranty Deed of record by Yazdian Construction, Inc., a Tennessee corporation, with Instrument Number 20060403-0037740, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property known as 429 Barkley Court, Antioch, Tennessee 37013.