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:T20160036940 DEEDWARR
Recvd: 05/04/16 09:26 3 pgs
Fees:17.00 Taxes:0.00
20160504-0043835

New Owner:	**Send Tax Bill:**	**Map/Parcel**
RAYMOND DON BARNES, JR., Trustee LEIGH M. BARNES, Trustee BARNES REVOCABLE LIVING TRUST dated April 28, 2016 206 Lynwood Blvd Nashville, TN 37205	SAME	11607005300

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

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

Sworn to and subscribed before me this 28th day of April, 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, we, RAYMOND DON BARNES, JR. and LEIGH M. BARNES, husband and wife, do hereby transfer and convey any and all interest owned by us in and to that certain real estate located in Davvidson County, Tennessee, being more particularly described on **EXHIBIT A**, which is attached hereto and made a part hereof, to RAYMOND DON BARNES, JR. and LEIGH M. BARNES, TRUSTEES of the BARNES REVOCABLE LIVING TRUST, dated April 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 28th day of April, 2016.

By: _____
RAYMOND DON BARNES, JR.

_____
LEIGH M. BARNES

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 RAYMOND DON BARNES, JR. and LEIGH M. BARNES, 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 28th day of April, 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 a tract composed of the southerly one-half of Lot No. 38 and the northerly part of Lot No. 37 of Royal Oaks Land Company's Subdivision of the Baker Tract of record in Book 421, pages 102 and 103, as shown on a plat for the purpose of combining portions of Lots 37 and 38 of the Subdivision of the Baker Tract of record in Book 421, pages 102 and 103, of record in Inst. NO. 201312190128150, said Register's Office, to which Plan reference is hereby made for a ore complete description.

Being the same property conveyed to Raymond Don Barnes, Jr. and Leigh M. Barnes, husband and wife, by Warranty Deed from Darrin L. Rohr and Margaret J. Rohr, of record with Instrument Number 20151008-010276, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2015, and subsequent years; All matters shown on the Plan, with Owner's Certificate, of record in Inst. No. 201312190128150, said Register's Office; Restrictions shown on the plan of record in Inst. No. 201312190128150, said Register's Office; Easement for water mains to the Belle Meade Company of record in Book 613, page 404, said Register's Office.

This is improved property known as 206 Lynwood Blvd, Nashville, TN 37205.