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:T20160052455 DEEDWARR
Recvd: 06/21/16 08:26 3 pgs
Fees:17.00 Taxes:0.00
20160621-0062794

New Owner:	**Send Tax Bill:**	**Map/Parcel**
MIKEL SHEELER, Trustee ANNE CARMODY-SHEELER, Trustee SHEELER REVOCABLE LIVING TRUST dated June 14, 2016 5552 Trousdale Drive Brentwood, Tennessee 37027	Regions Mortgage PO Box 2153 Dept. 2520 Birmingham, AL 35287	160-12-0-1700

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

GWENDOLYN ADKISSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires AUG. 8, 2019

Sworn to and subscribed before me this 14th day of June, 2016.

Notary Public

My Commission Expires: Aug. 8, 2019

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of -0- Dollars, and other good and valuable consideration, we, MIKEL SHEELER, who is one and the same as MIKE SHEELER or MIKEL J. SHEELER, and wife, ANNE CARMODY-SHEELER, 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 MIKEL SHEELER and ANNE CARMODY-SHEELER, TRUSTEES of the SHEELER REVOCABLE LIVING TRUST, dated June 14, 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 14th day of June, 2016.

By: _____
MIKEL J. SHEELER

_____
ANNE SHEELER

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 MIKEL J. SHEELER and ANNE CARMODY-SHEELER, 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 14th day of June, 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 Lot No. 164, Phase I, Hearthstone, of record in Book 5200, Page 218, Register's Office for said County, to which reference is hereby made for a more particular description.

Being the same property conveyed to MIKEL J. SHEELER and wife, ANNE SHEELER, husband and wife, by Warranty Deed from JOHN T. PERRY and wife, ROTESHIA W. PERRY, of record with Instrument Number 20070323-0035199, Register's Office for Davidson County, Tennessee.

Subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 5552 Trousdale Drive, Brentwood, Tennessee 37027.