This Instrument Prepared By:
Legacy Law Group, PC
216 Centerview Drive
Suite 140
Brentwood, Tennessee 37027

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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.

BILL GARRETT, Davidson County
Trans:T20160076124 DEEDWARR
Recvd: 08/31/16 10:46 3 pgs
Fees:17.00 Taxes:0.00
20160831-0091290

New Owner:	**Send Tax Bill:**	**Map/Parcel**
MATTHEW OSLER, Trustee BLAIR OSLER, Trustee OSLER REVOCABLE LIVING TRUST dated August 22, 2016 609 Maplewood Lane Nashville, Tennessee 37216	Franklin Synergy Bank 722 Columbia Avenue Franklin, Tennessee 37064	061-06-0-141.00

STATE OF TENNESSEE)
COUNTY OF ~~WILLIAMSON~~ DAVIDSON)

The actual consideration for this transfer is NONE (0). (Exempt pursuant to T.C.A. § 67-4-409[a][3][F]).

ALVIN JOHNSON SR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

AFFIANT

Sworn to and subscribed before me this 22 day of AUGUST, 2016.

Notary Public

My Commission Expires: 11/6/2017

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of -0- Dollars, and other good and valuable consideration, we, MATTHEW OSLER, and BLAIR A. DARNELL OSLER, who is also known as BALIR OSLER, 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 MATTHEW OSLER and BLAIR OSLER, TRUSTEES of the OSLER REVOCABLE LIVING TRUST, dated August 22, 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 22 day of August, 2016.

By: _____
MATTHEW OSLER

_____
BLAIR A. DARNELL OSLER

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named MATTHEW OSLER and BLAIR A. DARNELL OSLER, 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 NASHVILLE, Tennessee, this 22 day of AUGUST, 2016.

_____
NOTARY PUBLIC

My Commission Expires: 11/6/2017

ALVIN JOHNSON, SR.
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Exhibit A

Property Description

Land in Davidson County, Tennessee, being the westerly 143.5 feet of the southerly part of Lot No. 3 on the Plan of Map Showing Subdivision of Part of The William Bradford Land of record in Plat Book 547, Page 91, in the Register's Office for Davidson County, Tennessee.

Said part of Lot No. 3 fronts 143.5 feet on the northerly margin of Maplewood Lane and extends back between parallel lines 300.9 feet to a dead line.

Included in the above description, but specifically excluded therefrom is the following described property:

Land in Davidson County, Tennessee and being the most northeasterly portion of John Billy McIntosh and wife, Katherine L. McIntosh property, of record in Deed Book 4612, Page 671, in said Register's Office for said County, and being described as follows:

Beginning at an iron pin (new), the most northeast corner of this tract, a corner to Elmer Kent (Deed Book 4039, Page 234), and being the most northeast corner of John Billy McIntosh (Deed Book 4612, Page 671); thence with said Kent, S. 06° °0' 49" W. 27.92 feet to an iron pin (new); thence with a new dividing line N. 49° 10' 01" W. 73.79 feet to a railroad spike (new) in the line of said Kent; thence with Kent, S. 81° 22' 40" E. 67.12 feet to the beginning, containing 936.1 square feet, more or less, by Quitclaim Deed recorded September 7, 1994 in Book 9458, Page 579, in said Register's Office for said County.

Being the same property conveyed to Matthew Osler and Blair A. Darnell Osler by Warranty Deed from Phillip Larue and Lia Larue as recorded as Instrument Number 20151231-0131627.

This conveyance is subject to:

- Taxes for the year 2016 and subsequent.
- Plan of record in Plat Book 547, Page 91, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is improved property known as 609 Maplewood Lane, Nashville, Tennessee 37216.