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:T20160076280 DEEDWARR
Recvd: 08/31/16 13:50 3 pgs
Fees:17.00 Taxes:0.00
20160831-0091466

| **New Owner:** | **Send Tax Bill:** | **Map/Parcel** |
|---|---|---|
| ALEXANDER C. WADDEY, Trustee<br>MELISSA O. WADDEY, Trustee<br>WADDEY REVOCABLE LIVING TRUST<br>dated August 18, 2016<br>703 Lynnbrook Road<br>Nashville, Tennessee 37215 | Same | 11701007000 |

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 18th day of August, 2016.

Notary Public

My Commission Expires: _____

# WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of -0- Dollars, and other good and valuable consideration, we, ALEXANDER C. WADDEY, and wife, MELISSA O. WADDEY, 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 ALEXANDER C. WADDEY and MELISSA O. WADDEY, TRUSTEES of the WADDEY REVOCABLE LIVING TRUST, dated August 18, 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 18th day of August, 2016.

By: _____
ALEXANDER C. WADDEY

_____
MELISSA O. WADDEY

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 ALEXANDER C. WADDEY and MELISSA O. WADDEY, 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 18th day of August, 2016.

_____
NOTARY PUBLIC

My Commission Expires:

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 Nos. 1 and 2, Block "G" on the Plan of W. M. Cantrells Subdivision, as of record in Plat Book 332, page 85, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Alexander C. Waddey and wife, Melissa O. Waddey, by Warranty Deed from Ned Robert Jacobson and wife Ellen Russell Jacobson, of record in with Instrument Number 20120106-0001713, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements of record and to all matters shown on the plan of record in Book 332, Page 85, said Register's Office.

This is improved property known as 703 Lynnbrook Road, Nashville, Tennessee 37215.