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:T20160077102 DEEDWARR
Recvd: 09/02/16 09:41 3 pgs
Fees:17.00 Taxes:0.00
20160902-0092438

| **New Owner:** | **Send Tax Bill:** | **Map/Parcel** |
|---|---|---|
| ROBERT L. DEATON, Trustee<br>SUSAN P. DEATON, Trustee<br>DEATON REVOCABLE LIVING TRUST<br>dated August 2, 2016<br>5815 Still Hollow Road<br>Nashville, Tennessee 37215 | Regions Mortgage<br>PO Box 18001<br>Hattiesburg, MS 39404-8001 | 145-06-0-004.00 |

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]).

Kathryn 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 2nd 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, ROBERT L. DEATON and SUSAN P. DEATON, 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 ROBERT L. DEATON and SUSAN P. DEATON, TRUSTEES of the DEATON REVOCABLE LIVING TRUST, dated August 2, 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 2nd day of August, 2016.

By: _____
ROBERT L. DEATON

_____
SUSAN P. DEATON

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 ROBERT L. DEATON and SUSAN P. DEATON, 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 2nd day of August, 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. 10-A on the Plan of Resubdivision of Lot 10 on the Plat of Laurel Ridge Section 1 of record in Plat Book 3500, page 4102, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.**

Being the same property conveyed to ROBERT L. DEATON and SUSAN P. DEATON, husband and wife, by Warranty Deed of record from Robert S. Maxwell and Katy D. Maxwell, husband and wife by Instrument Number 20150721-0071188, Register's Office for Davidson County, Tennessee.

**THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.**

This is improved property known as 5815 Still Hollow Road, Nashville, Tennessee 37215.