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:T20160112697 DEEDWARR
Recvd: 12/21/16 15:18 4 pgs
Fees:22.00 Taxes:0.00
20161221-0134433

New Owner:	**Send Tax Bill:**	**Map/Parcel**
GUY E. HASKINS, Trustee SHIRLEY J. HASKINS, Trustee HASKINS REVOCABLE LIVING TRUST dated December 7, 2016 943 Old Lebanon Dirt Rd. Hermitage, TN 37076	SAME	Map: 76-0 Parcel: 34

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. FAULK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 05-03-2017

Sworn to and subscribed before me this 7th day of December, 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, GUY E. HASKINS and wife, SHIRLEY J. HASKINS, 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 GUY E. HASKINS and SHIRLEY J. HASKINS, TRUSTEES of the HASKINS REVOCABLE LIVING TRUST, dated December 7, 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 7th day of December, 2016.

By: _____
GUY E. HASKINS

_____
SHIRLEY J. HASKINS

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 GUY E. HASKINS and SHIRLEY J. HASKINS, 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 7th day of December, 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:

A tract or parcel of land situated and lying in the 4th civil District of Davidson County, Tennessee, the same being "Tract 2" described according to an unrecorded survey entitled "Boundary Survey - Brent Property", dated January 25, 1988; as revised on April 20, 1988, and on October 9, 1989, and on April 9, 1991, and on February 19, 1992, and on June 22, 1992, all by John D. McCormick, Tennessee Registered Land Surveyor Number 674, 6247 New Hope Road, Hermitage, Tennessee 37076, as follows:

Beginning at a point in the westerly margin of Old Lebanon Dirt Road, said point being the northeasterly corner of the tract herein described, and also being the northeasterly corner of a cemetery, being the Brent Family Graveyard; thence leaving the westerly margin of Old Lebanon Dirt Road and being the northerly line of said cemetery, North 71 degrees, 17 minutes 03 seconds West 112.48 feet to a point, said point being the northwesterly corner of said cemetery; thence North 43 degrees 13 minutes 05 seconds West 1,428.68 feet to a point, at the northwesterly corner of the tract herein described; thence South 8 degrees 05 minutes 31 seconds West 674.0 feet to a point, at the southwesterly corner of the tract herein described; thence with the "Sircy Property", of record in Plat Book 5800, page 30, R.O.D.C., TN, South 81 degrees 35 minutes 51 seconds East 384.37 feet to an iron pin, common corner to Decker; thence with Decker South 81 degrees 35 minutes 51 seconds East 52.37 feet to a point; thence continuing with Decker South 37 degrees 56 minutes 16 seconds East 804.23 feet to an iron pin in the westerly margin of Old Lebanon Dirt Road; thence with said road margin North 39 degrees 45 minutes 58 seconds East 173.56 feet to a point at the southeasterly corner of the Brent Family Graveyard; thence continuing with said road margin and the cemetery North 42 degrees 35 minutes 22 seconds East 210.16 feet to the point of beginning, and containing 10.904 acres, more or less, exclusive of the Brent Family Graveyard on the subject property, as said cemetery is depicted upon said survey, and which cemetery contains approximately 0.389 acre, more or less.

EXCLUDED FROM THIS CONVEYANCE is that property conveyed to Ricky L. York and wife, Janice S. York, by Warranty Deed of record from Guy E. Haskins and wife, Shirley J. Haskins, Instrument No. 20010530-0055855, Register's Office for Davidson County, Tennessee, and described as follows according to an unrecorded survey by John. D. McCormick, Tennessee Land Survey License #674, dated February 21, 2001:

Being the same property conveyed to Guy E. Haskins and wife, Shirley J. Haskins from Wendell Ethridge, Trustee with full power to sale (sic) or dispose of same without joinder of any beneficiaries, by Warranty Deed of record Book 8685, page 154, dated July 27, 1992, of Register's Office for Davison County, Tennessee.

This conveyance is subject to all matters restrictions, easements, zoning, and planning ordinances, and health department regulations that may affect the premises.

This conveyance is subject to any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is improved property known as **943 Old Lebanon Dirt Rd. Hermitage, TN 37076**