This Instrument Prepared By:
LEGACY LAW GROUP, PLLC
216 Centerview Drive, Suite 140
Brentwood, Tennessee 37027

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BILL GARRETT, Davidson County
Trans:T20170004577 AFFIDAVIT
Recvd: 01/18/17 09:01 5 pgs
Fees:27.00 Taxes:0.00
20170118-0005143

SCRIVENER'S AFFIDAVIT

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

I, Matthew D. Faulk, of LEGACY LAW GROUP, PLLC, successor in interest to LEGAY LAW GROUP, PC, being duly sworn according to law, do hereby make oath that the following statements are true to the best of my information, knowledge and belief that:

1. LEGACY LAW GROUP, PC, prepared and recorded a Quitclaim Deed executed by Michael A. Ralston, Instrument Number 20160617-0061870, Register's Office for Davidson County, Tennessee, a copy of which is attached hereto and made a part hereof (the "**Deed**").

2. The New Property Owner description of this property that appears of record in the Deed is set forth as follows:

   Mary Dee Ralston, Trustee
   Mary Dee Ralston Irrevocable Trust
   dated April 14, 2016
   1880 General George Patton Drive, Suite 107
   Franklin, TN 37067-6410

3. Reference was made in the New Property Owner description to "April 14, 2016." This date was inadvertently and unintentionally listed and is, as such, a scrivener's error. Any reference to April 14, 2016 should be substituted with "June 3, 2016."

[REMAINDER OF THIS PAGE LEFT INTENTIONALLY BLANK.]

All other matters contained in said Deed remain the same.

Dated this 12th day of January, 2017.

Legacy Law Group, PLLC

By: Matthew D. Faulk, Attorney

STATE OF TENNESSEE

COUTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Matthew D. Faulk, with whom I am personally acquainted, who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, at office, this 12th day of January, 2017.

NOTARY PUBLIC
My Commission Expires: _____

JILL NAPIER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires OCT. 7, 2019

(8)

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.

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BILL GARRETT, Davidson County
Trans:T20160051681 DEEDWARR
Recvd: 06/17/16 14:22 3 pgs
Fees:17.00 Taxes:0.00
[redacted]
20160617-0061870

New Owner:	**Send Tax Bill:**	**Map/Parcel**
Mary Dee Ralston, Trustee Mary Dee Ralston Irrevocable Trust dated April 14, 2016 1880 General George Patton Dr. Suite 107 Franklin, TN 37067-6410	SAME	131070074.00

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][4]).

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 June 3, 2016.

Notary Public

My Commission Expires: 05-03-2017

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of -0- Dollars, and other good and valuable consideration, I, MICHAEL A. RALSTON, do hereby transfer and convey any and all interest owned by me 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 MARY DEE RALSTON, Trustee of the MARY DEE RALSTON IRREVOCABLE TRUST dated June 3, 2016, and any amendments thereto.

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.

[SIGNATURE APPEARS ON FOLLOWING PAGE.]

WITNESS MY HAND this June 3, 2016.

By: _____
MICHAEL A. RALSTON

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 MICHAEL A. RALSTON, 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 June 3, 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

I, MARY DEE RALSTON, as wife to MICHAEL A. RALSTON, join in this conveyance for all purposes stated herein and release any and all interest I may have in property subject to this conveyance.

By: _____
MARY DEE RALSTON

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 MARY DEE RALSTON, 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 June 3, 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. 19 on the Plan of Part One, Hunt Terrace, as of record in Plat Book 1130, page 53, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Michael A. Ralston, by Warranty Deed of record from William F. Brock, unmarried, of record with Instrument Number 20080701-0068026, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

Restrictive covenants contained in an instrument of record in Book 1286, page 401, Register's Office for Davidson, County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code; or (b) relates to handicap, but does not discriminate against handicapped persons).

Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 4113, page 589, Register's Office for Davidson County, Tennessee.

All matters appearing on the Plan of record as Book 1130, page 53, Register's Office for Davidson County, Tennessee.

This is improved property known as 4406 Hunt Place, Nashville, Tennessee 37215.