Record 2nd

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:T20170020644 DEEDWARR
Recvd: 03/10/17 08:48 3 pgs
Fees:17.00 Taxes:0.00
20170310-0023634

New Owner:	**Send Tax Bill:**	**Map/Parcel**
STEVEN M. WALSH., Trustee LAUREN ASHLEY W. WALSH, Trustee WALSH REVOCABLE LIVING TRUST dated February 18, 2014 1105 Porter Road Nashville, Tennessee 37206	SAME	083-03-0-186.00

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]).

AFFIANT

Sworn to and subscribed before me this March 2, 2017.

Notary Public

My Commission Expires:

JILL NAPIER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
Commission Expires OCT. 1, 2019

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of -0- Dollars, and other good and valuable consideration, we, STEVEN M. WALSH, and wife, LAUREN ASHLEY W. WALSH, 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 STEVEN M. WALSH and LAUREN ASHLEY W. WALSH, TRUSTEES of the WALSH REVOCABLE LIVING TRUST, dated February 18, 2014, 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 HANDS this March 2, 2017.

By: _____
STEVEN M. WALSH

_____
LAUREN ASHLEY W. WALSH

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 STEVEN M. WALSH and LAUREN ASHLEY W. WALSH, 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 March 2, 2017.

_____
NOTARY PUBLIC

My Commission Expires:

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

Exhibit A

Property Description

Said property is described to wit:

Being Lot No.2 and the westerly part of the southerly 13. feet of the Lot No. 27 on the Plan of W.S. Ashworth's Subdivision of Lots 47, 48, 49 and 50 on the Plan of Brownsville, as shown by plat of record in Plat Book 161, page 153, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Beginning in the easterly margin of Porter Pike at the corner of Lots Nos. 1 and 2 on said plan; thence with the line between said two lots, easterly 210.0 feet more or less, to the westerly margin of an alley; thence with the westerly margin of said alley, northerly 86.5 feet to the northeast corner of said Lot No.2 in the south line of an alley easterly 15.0 feet, more or less, to the southwest corner of part of said Lot No. 27 conveyed by J.A. Moley to Mrs. Eliza J. Redditt by deed of record in Book 561, page 108, said Register's Office; thence with her west line, northerly 13.0 feet; thence westerly parallel with the south line of said Lot No. 27, 219.5 feet, more or less, to the easterly margin of Porter Pike; thence with the margin of said Pike, southerly 100.0 feet to the beginning.

Being the same property conveyed to STEVEN M. WALSH and wife, LAUREN ASHLEY W. WALSH by Warranty Deed of record from LAUREN ASHLEY W. WALSH, being one and the same as LAUREN WADE, in Instrument 20170310-0023633, Register's Office for Davidson County, Tennessee.

This Conveyance is subject to any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that may appear in the appropriate public record.

This is improved property known as 1105 Porter Road, Nashville, Tennessee 37206.