This Instrument Prepared By:
Legacy Law Group, PLLC
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:T20170022318 DEEDWARR
Recvd: 03/16/17 09:15 3 pgs
Fees:17.00 Taxes:0.00
20170316-0025575

New Owner:	**Send Tax Bill:**	**Map/Parcel**
JEFFREY B. CLARK, Trustee JANET E. CLARK, Trustee CLARK REVOCABLE LIVING TRUST, dated August 12, 2016 5532 Hillview Drive Brentwood, Tennessee 37027	SAME	Map: 104-07-0 Parcel: 518.00

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 10 day of March, 2017.

Notary Public

My Commission Expires:

JILL NAPIER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires OCT. 7, 2018

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of -0- Dollars, and other good and valuable consideration, We, JEFFREY B. CLARK and JANET E. CLARK, 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 JEFFREY B. CLARK and JANET E. CLARK, TRUSTEES of the CLARK REVOCABLE LIVING TRUST, dated August 12, 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 10 day of March, 2017.

JEFFREY B. CLARK

JANET E. CLARK

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 JEFFREY B. CLARK and JANET E. CLARK, 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 10 day of March, 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 certain real estate in Davidson County, Tennessee, located at 2133 Belcourt Avenue, and being the west 50' of lot no. 6 and the east 10' of lot no. 7 of the Edward C. Scruggs subdivision of James Read and Burch Orchard tracts of record in Book 57, Page 114, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to JEFFREY B. CLARK and JANET E. CLARK, husband and wife, by Warranty Deed from JEFFREY B. CLARK, of record Instrument No. 20170316-0025573 Register's Office for Davidson County, Tennessee.

This conveyance is subject to (1) all applicable zoning ordinances (2) utility sewer, drainage and other easements of record, (3) all subdivisions/condominium assessments, covenants, bylaws restrictions, declarations and easements of record (4) building restrictions, and (5) other matters of public record, including a deed of trust from JEFFREY B. CLARK and wife, JANET ESTES CLARK, to GEORGE E. MUDTER Trustee dated November 24, 1980, and of record in Book 5684 Page 345, Register's Office for Davidson County, Tennessee.

This is improved property known as **2133 Belcourt Ave., S. Nashville, TN 37212**.