This Instrument Prepared By:
Legacy Law Group, PLLC
216 Centerview Drive
Suite 140
Brentwood, Tennessee 37027

This space intentionally left blank for recording purposes.

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.

BILL GARRETT, Davidson County
Trans:T20170022372 DEEDWARR
Recvd: 03/16/17 10:06 3 pgs
Fees:17.00 Taxes:0.00
20170316-0025632

New Owner:	**Send Tax Bill:**	**Map/Parcel**
AUSTIN RAY., Trustee ASHLEY D. RAY, Trustee RAY REVOCABLE LIVING TRUST dated March 9, 2017 2110 B Eastwood Avenue Nashville, TN 37212	SAME	105 13 OR 002.00

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

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

Sworn to and subscribed before me this March 7, 2017.

Notary Public

My Commission Expires

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of -0- Dollars, and other good and valuable consideration, we, AUSTIN RAY and wife, ASHLEY DRINNON RAY, who is one and the same as ASHLEY D. RAY, 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 AUSTIN RAY and ASHLEY D. RAY, TRUSTEES of the NELSON REVOCABLE LIVING TRUST, dated March 9, 2017, 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 7, 2017.

By: _____
AUSTIN RAY

_____
ASHLEY D. RAY

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 AUSTIN RAY and ASHLEY D. RAY, 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 9, 2017.

_____
NOTARY PUBLIC

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

My Commission Expires: _____

Exhibit A

Property Description

Said property is described to wit:

> BEING all of Unit B, as shown on the Plan of 2110 Eastwood Avenue Townhomes, a Horizontal Property Regime, filed as Exhibit C and established by the Declaration of Covenants, Conditions, and Restrictions appearing of record in Instrument No. 20130726-0077654, of the Register's Office of Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said unit as set forth in the Declaration, references to which is hereby made for a more complete and detailed description of the Unit and the Condominium, the rights and obligation of the declarant and the unit owners, and the By-Laws of the Association of owners.

Being the same property conveyed to Austin Ray and wife, Ashley Drinnon Ray, by Quitclaim Deed of record from Austin Ray in Instrument No. 20161115-0120047, 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 2110 B Eastwood Avenue, Nashville, TN 37212.