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:T20170036600 DEEDWARR
Recvd: 05/01/17 14:39 3 pgs
Fees:17.00 Taxes:0.00
20170501-0042672

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.

New Owner:	**Send Tax Bill:**	**Map/Parcel**
MATTHEW NICHOLSON, Trustee BROOKE NICHOLSON, Trustee NICHOLSON REVOCABLE LIVING TRUST dated April 6, 2017 506 Brook Hollow Road Nashville, TN 37025	Wells Fargo Home Mortgage PO BOX 660278 Dallas, TX 75266-0278	MAP 115-11 PARCEL 108

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]).

Julia Etter
AFFIANT

MATTHEW D. FAULK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires MAR. 30, 2021

Sworn to and subscribed before me this April 6, 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, MATTHEW NICHOLSON and BROOKE NICHOLSON, 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 MATTHEW NICHOLSON and BROOKE NICHOLSON, husband and wife, TRUSTEES of the NICHOLSON REVOCABLE LIVING TRUST, dated April 6, 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 April 6, 2017.

By: _____
MATTHEW NICHOLSON

_____
BROOKE NICHOLSON

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 MATTHEW NICHOLSON and BROOKE NICHOLSON, husband and wife, 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 April 6, 2017.

_____
NOTARY PUBLIC

My Commission Expires: _____

MATTHEW D. FAULK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires MAR. 30, 2021

Exhibit A

Property Description

Said property is described to wit:

> **Land in Davidson County, Tennessee, being Lot No. 180 on the Plan of West Meade Farms, Inc., Section "G", of record in Book 1835 page 115, as corrected in Book 2044 page 325, Registers Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.**

Being the same property conveyed to MATTHEW NICHOLSON and BROOKE NICHOLSON, husband and wife, by Warranty Deed of record from George Furlong, by Instrument No. 20120426-0035794, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

The foregoing legal description is the same as contained in the previously recorded deed

This is improved property known as 506 Brook Hollow Road, Nashville, TN 37205.