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:T20170045379 DEEDWARR
Recvd: 05/30/17 09:25 3 pgs
Fees:17.00 Taxes:0.00
20170530-0053105

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**
HARRIET A. SPEAR, Trustee HARRIET A. SPEAR REVOCABLE LIVING TRUST dated April 18, 2017 6512 Radcliff Drive Nashville, TN 37221	SAME	MAP: 157 PARCEL: 111

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 MAR. 30, 2021

Sworn to and subscribed before me this April 18, 2017.

Notary Public

My Commission Expires: _____

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of -0- Dollars, and other good and valuable consideration, I, HARRIET A. SPEAR, 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 HARRIET A SPEAR, TRUSTEE of the HARRIET A. SPEAR REVOCABLE LIVING TRUST, dated April 18, 2017.

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.

I further covenant and bind myself, my 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 MY HAND this April 18, 2017.

By: _____
HARRIET A. SPEAR

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 HARRIET A. SPEAR, 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 18, 2017.

_____
NOTARY PUBLIC

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

My Commission Expires: _____

Exhibit A

Property Description

Said property is described to wit:

Being Lot No. 58 on the Plan of Devonshire Manor, Section Two, of record in Book 5200, page 242, Register's Office for Davidson County, Tennessee.

Said Lot No. 58 fronts 170.0 feet on the northerly line of Radcliff Drive and runs back 250.0 feet on the westerly line and 250.0 feet on the easterly line to a dead line in the rear on which it measures 170.0 feet.

Being the same property conveyed to HARRIET A. SPEAR by Quitclaim Deed from ROBERT WESLEY GILLINGHAM, of record in Instrument No. 20041104-0132880, 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, as well as the following:

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

This is improved property known as 6512 Radcliff Drive, Nashville, TN 37221.