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: T20170052985 DEEDWARR
Recvd: 06/21/17 09:12 3 pgs
Fees: 17.00 Taxes: 0.00
20170621-0062259

| **New Owner:** | **Send Tax Bill:** | **Map/Parcel** |
|---|---|---|
| ISAAC P. HENSON, Trustee<br>ERICA L. HENSON, Trustee<br>HENSON REVOCABLE LIVING TRUST<br>dated March 31, 2016<br>322 Battle Road<br>Antioch, TN 37013 | NATIONSTAR MORTGAGE, LLC<br>P.O. Box 650783<br>Dallas, TX 75265-0783 | 183 00 0 110.00 |

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]).

Amber Fields
AFFIANT

LINDSAY WEISS HIXSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-4-2021

Sworn to and subscribed before me this 13th day of June, 2017.

Lindsay Weiss Hixson
Notary Public

My Commission Expires: 1/4/21

# WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of -0- Dollars, and other good and valuable consideration, we, ISAAC HENSON, being one and the same as ISAAC P. HENSON, and ERICA L. HENSON, 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 ISAAC P. HENSON and ERICA L. HENSON, TRUSTEES of the HENSON REVOCABLE LIVING TRUST, dated March 31, 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 13th day of June, 2017.

By: _____
ISAAC HENSON

_____
ERICA L. HENSON

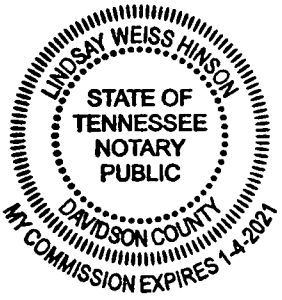
STATE OF TENNESSEE )
COUNTY OF WILLIAMSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named ISAAC P. HENSON and ERICA L. HENSON, 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 13th day of June, 2017.

_____
NOTARY PUBLIC

My Commission Expires: 1/4/21



## Exhibit A

## Property Description

Said property is described to wit:

Land in Davidson County, Tennessee, being Lot No. 2, on the Plan of Guthrie Subdivision, of record in Book 5800, Page 149, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to ISAAC HENSON and ERICA L. HENSON, husband and wife, by Warranty Deed from BRIAN LEE HOLLEY and SHARON L. HOLLEY, husband and wife, of record as Instrument No. 20170307-0022581, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

This is improved property known as 322 Battle Road, Antioch, TN 37013.