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.

This space intentionally left blank for recording purposes.

Davidson County DEEDWARR
Recvd: 07/10/17 10:20 5 pgs
Fees:27.00 Taxes:0.00
20170710-0068849

New Owner:	**Send Tax Bill:**	**Map/Parcel**
ELIJAH T. MANOR, Trustee ANDREA L. MANOR, Trustee MANOR REVOCABLE LIVING TRUST dated June 16, 2017 929 Todd Preis Drive Nashville, TN 37221	F&M Bank P.O. Box 451 Clarksville, TN 37041	142-05-0D-023.00CO

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][I])

KAY WEISS HINSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 1-4-2021

AFFIANT

Sworn to and subscribed before me this July 3, 2017.

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, ELIJAH TROY MANOR, who is one and the same as ELIJAH T. MANOR, and, ANDREA MANOR, who is one and the same as ANDREA L. MANOR, 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 ELIJAH T. MANOR and ANDREA L. MANOR, TRUSTEES of the MANOR REVOCABLE LIVING TRUST, dated June 16, 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 July 3, 2017.

By: _____
ELIJAH TROY MANOR

_____
ANDREA MANOR

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 ELIJAH TROY MANOR and ANDREA MANOR, 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 July 3, 2017.

_____
NOTARY PUBLIC

My Commission Expires: 1/4/21

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

Exhibit A

Property Description

Said property is described to wit:

Land in Davidson County, Tennessee, being Unit D-403 together with Carport designated D403-C on the Plan of Phase One Section Four River Plantation Condominium Apartments of record in Book 4860, Pages 17 thru 19, Register's Office for said County, to which Plan reference is hereby made for a more complete description, together with the appurtenant interest in the common elements of River Plantation (Section Four), a horizontal property regime established by Master Deed of record in Book 4892, Page 440, amended in Book 4956, Page 756, in Instrument No. 20050128-0010626 and in Instrument No. 20050602-0062760, said Register's Office.

Being the same property conveyed to Elijah Troy Manor and Andrea Manor, husband and wife, by Warranty Deed of record from Stephen Franklin Bess, Jr. and Stephanie Michelle Bess and Wendy Bess Bruzewski, by Warranty Deed of record in Instrument No. 20170609-0058287, 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.

1. 2017 taxes, a lien not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. Matters shown on the Plan of record in Book 4860, Pages 17 thru 19, Register's Office for Davidson County, Tennessee.

3. Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in the Master Deed for River Plantation (Section Four) of record in Book 4892, Page 440, amended in Book 4956, Page 756, Instrument No. 20050128-0010626 and in Instrument No. 20050602-0062760, Register's Office for Davidson County, Tennessee.

4. By-Laws of River Plantation Section Four of record in Book 4892, Page 456, amended in Instrument No. 20050602-0062760, Register's Office for Davidson County, Tennessee.

5. Easement to Harpeth Valley Utilities District of Davidson and Williamson Counties of record in Book 3770, Page 6, Register's Office for Davidson County, Tennessee.

6. Easement of record in Book 174, Page 70, Register's Office for Davidson County, Tennessee.

7. Easement for transmission line of record in Book 2274, Page 547, Register's Office for Davidson County, Tennessee.

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

This is improved property known as **929 Todd Preis Drive, Nashville, TN 37221**.

Tennessee Certification of Electronic Document

I, James M. Adcox III, do hereby make oath that I am a licensed attorney and/or the
Signer's Name

custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

James M. Adcox III
Signature

State of Tennessee

County of Davidson

Personally appeared before me, Lindsay Weiss Hinson, a notary public for this county and
Notary's Name

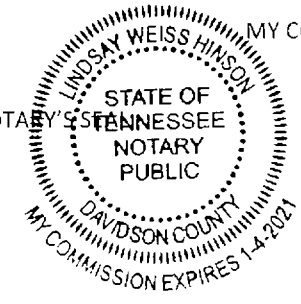
state, James M. Adcox III, who acknowledges that this certification of an electronic
Signer's Name

document is true and correct and whose signature I have witnessed.

Lindsay Weiss Hinson
Notary Signature

MY COMMISSION EXPIRES: 1/4/24

NOTARY'S SEAL



(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).