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

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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
Batch# 5801 DEEDWARR
09/28/2017 04:11:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20170928-0099615

New Owner:	**Send Tax Bill:**	**Map/Parcel**
STEPHEN W. RZASNICKI, Trustee ANGELA C. SIMEONE-RZASNICKI, Trustee RZASNICKI REVOCABLE LIVING TRUST dated September 28, 2017 221 DEER PARK CIRCLE NASHVILLE, TN 37205	SAME	11610006500

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 September 28, 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, STEPHEN WALTER RZASNICKI, who is one and the same as STEPHEN W. RZASNICKI, and wife, ANGELA RZASNICKI, who is one and the same as ANGELA C. SIMEONE-RZASNICKI, 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 STEPHEN W. RZASNICKI and ANGELA C. SIMEONE-RZASNICKI, TRUSTEES of the RZASNICKI REVOCABLE LIVING TRUST, dated September 28, 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 September 28, 2017.

By: _____
STEPHEN W. RZASNICKI

_____
ANGELA RZASNICKI

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 STEPHEN W. RZASNICKI and ANGELA RZASNICKI, 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 September 28, 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:

Land in Davidson County, Tennessee, being Lot No. 3 on the plan of the subdivision of Lots Nos. 24, 25, 26 and parts of Lots Nos. 27 and 28 in A. M. Bransford's Subdivision in Belle Meade, as of record in Book 547, Page 104, Register's Office for said County.

Said Lot No. 3 fronts 75 feet on the Southerly side of Deer Park Circle and runs back 200 feet to a dead line measuring 120 feet thereon.

Being the same property conveyed to STEPHEN W. RZASNICKI, and wife, ANGELA RZASNICKI, by Warranty Deed of record from RICHARD F. BRYAN, unmarried, in Instrument No. 20130313-0025044, Register's Office for Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

a. County of Davidson taxes for the year 2013 and thereafter, not yet due and payable.

b. City of Belle Meade taxes for the year 2013 and thereafter, for tax parcel identification number 11610006500 , not yet due and payable.

c. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

d. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SUBDIVISION OF LOTS 24-25 AND 26 AND PART OF LOT 27 AND 28 IN A.M. BRANSFORDS SUBDIVISION, as recorded in Plat Book 547, Page(s) 104, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

e. Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

f. Easement for Sanitary Sewer, recorded in Book 5786, Page 966.

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

This is improved property known as 221 DEER PARK CIRCLE, NASHVILLE, TN 37205.

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 STAMP:

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

(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).