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# 79489 DEEDWARR
04/11/2018 08:40:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20180411-0033930

New Owner:	**Send Tax Bill:**	**Map/Parcel**
CHARLES H. GWALTNEY JR., Trustee BONNIE O. GWALTNEY, Trustee GWALTNEY REVOCABLE LIVING TRUST dated January 16, 2014 7381 Sugarloaf Drive Antioch, TN 37013	Market Street Mortgage Corporation 213 Overlook Circle, Suite A4 Brentwood, TN 37027	181-01-0-B-191.00 CO

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 4, 2018.

Notary Public

My Commission Expires

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of -0- Dollars, and other good and valuable consideration, we, CHARLES H. GWALTNEY, being one and the same as CHARLES H. GWALTNEY JR., and wife, BONNIE GWALTNEY, being one and the same as BONNIE O. GWALTNEY, 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 CHARLES H. GWALTNEY JR. and BONNIE O. GWALTNEY, TRUSTEES of the GWALTNEY REVOCABLE LIVING TRUST, dated January 16, 2014, 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 4, 2018.

By: _____
CHARLES H. GWALTNEY

_____
BONNIE GWALTNEY

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 CHARLES H. GWALTNEY and BONNIE GWALTNEY, 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 4, 2018.

_____
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. 111 on the Plan of Section Three Addition to Sugar Valley, RS10 Cluster Lot Subdivision, of record in Instrument No. 20050629-0074915, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to CHARLES H. GWALTNEY and wife, BONNIE GWALTNEY, from YAZDIAN CONSTRUCTION, a Tennessee Corporation, by Warranty Deed of record in Instrument 20060504-0051893, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (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, (4) building restrictions, and (5) other matters of public record.

The foregoing legal description is the same as contained in the prior deed of record.

This is improved property known as 7381 Sugarloaf Drive, Antioch, TN 37013.

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

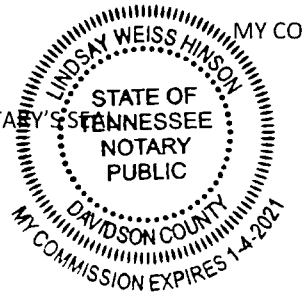
state, James M. Adcox III, who acknowledges that this certification of an electronic
Signer's Name

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:



(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).