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

This space intentionally left blank for recording purposes.

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# 84443 DEEDWARR
04/25/2018 08:53:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20180425-0038759

New Owner:	**Send Tax Bill:**	**Map/Parcel**
DAVID S. FOWLKES, Trustee MOLLIE L. FOWLKES, Trustee FOWLKES REVOCABLE LIVING TRUST dated April 18, 2018 4013 Moss Rose Drive Nashville, TN 37216	SAME	Map 73-1 Parcel 251

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

Sworn to and subscribed before me this April 18, 2018.

Notary Public

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

My Commission Expires:

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of -0- Dollars, and other good and valuable consideration, we, DAVID S. FOWLKES and wife, MOLLIE L. FOWLKES, 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 DAVID S. FOWLKES and MOLLIE L. FOWLKES, TRUSTEES of the FOWLKES REVOCABLE LIVING TRUST, dated April 18, 2018, 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 18, 2018.

By: _____
DAVID S. FOWLKES

_____
MOLLIE L. FOWLKES

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 DAVID S. FOWLKES and MOLLIE L. FOWLKES, 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, 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:

Land in Davidson County, Tennessee, being Lot No. 6 on the Plan of Moss Rose Heights, Section No. 2, Extended, as of record in Book 1424, page 109, Register's Office for said county, described as follows:

Beginning on the westerly margin of Moss Rose Drive at a point 500 feet, more or less, south of the southerly margin of Claypool Avenue, being the southeast corner of the property conveyed to Hiram O. Kirk and wife by deed from Weakley J. Tune and wife, of record in Book 1578, page 327, Register's Office for said County; thence with said Kirk's southerly line, westwardly 200 feet; thence southwardly 100 feet to the northwest corner of the property conveyed to Wallace Edwin Blizzard and wife by deed from Weakley J. Tune and wife, of record in Book 1579, page 218, said Register's Office; thence with said Blizzard's northerly line, eastwardly 200 feet to the westerly margin of Moss Rose Drive; thence with said Drive, northwardly 100 feet to the beginning.

Being the same property conveyed to DAVID S. FOWLKES and wife, MOLLIE L. FOWLKES, by Installment Deed of record from CHARLES ALLEN DORRIS and wife, MARY JEAN DORRIS, in Book 4755, Page 153, 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.

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

This is improved property known as 4013 Moss Rose Drive, Nashville, Tennessee 37216.

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).