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.

Bill Garrett Davidson County
Batch# 89025 DEEDWARR
05/07/2018 08:38:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20180507-0043158

New Owner:	**Send Tax Bill:**	**Map/Parcel**
RICHARD M. SIMMONS, Trustee LESLIE D. SIMMONS, Trustee SIMMONS REVOCABLE LIVING TRUST dated May 4, 2018 908 Willow Oak Court Nashville, TN 37221	SAME	156 01 0C 043.00

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]).

AFFIANT

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

Sworn to and subscribed before me this 4th day of May, 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, RICHARD M. SIMMONS, who is one and the same as RICHIE SIMMONS, and LESLIE D. SIMMONS, who is one and the same as LESLIE SIMMONS, 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 RICHARD M. SIMMONS and LESLIE D. SIMMONS, TRUSTEES of the SIMMONS REVOCABLE LIVING TRUST, dated May 4, 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 4th day of May, 2018

By: _____
RICHARD M. SIMMONS

Leslie D. Simmons
LESLIE D. SIMMONS

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 RICHARD M. SIMMONS and LESLIE D. SIMMONS, 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 4th day of May, 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, State of Tennessee, Being Lot No. 43, on the Plan of East Colony at Riverbend, as of record in Plat Book 7900, Page 733, Register's Office for said County, to which Plan reference is made for a more complete description thereof.

Being the same property conveyed to RICHARD M. SIMMONS and LESLIE D. SIMMONS, husband and wife, as tenants by the entirety, by Quitclaim Deed of record from RICHARD M. SIMMONS, who acquired title as RICHIE SIMMONS, and LESLIE D. SIMMONS, who acquired title as LESLIE DAVIS, husband and wife, in Instrument No. 20160922-0099881, 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.

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

This is improved property known as 908 Willow Oak Court, 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

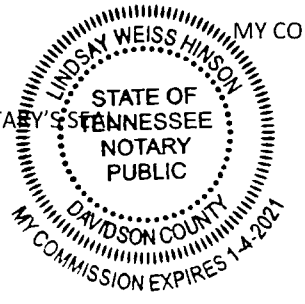
state, James M. Adcox III, who acknowledges that this certification of an electronic
Signer's Name

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

Lindsay Weiss Hinson
Notary Signature

MY COMMISSION EXPIRES: 1/4/24

NOTARY'S 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).