This Instrument Prepared By:
LEGACY LAW GROUP, PLLC
216 Centerview Drive, Suite 140
Brentwood, Tennessee 37027

This space intentionally left blank for recording purposes.

Karen Johnson Davidson County
Batch# 186747 AFFIDAVIT
01/22/2019 01:04:30 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20190122-0006115

SCRIVENER'S AFFIDAVIT

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

I, Matthew D. Faulk, of LEGACY LAW GROUP, PLLC, being duly sworn according to law, do hereby make oath that the following statements are true to the best of my information, knowledge and belief that:

1. LEGACY LAW GROUP, PLLC, successor in interest to LEGACY LAW GROUP, PC, prepared a Warranty Deed executed by JAMES L. BRIDGES and ERIN S. BRIDGES, husband and wife, dated November 5, 2015, and recorded with Instrument Number 20151124-0119261, Register's Office for Davidson County, Tennessee, a copy of which is attached hereto and made a part hereof (the "**Deed**") as **EXHIBIT A**.

2. The New Owner description of this property that appears in the Deed is set forth as follows:

JAMES LEE BRIDGES, Trustee
ERIN S. BRIDGES, Trustee
Bridges Revocable Living Trust
dated November 5, 2015
306 Gaywood Drive
Nashville, Tennessee 37211

3. Reference to the Gaywood Drive address was inadvertently and unintentionally listed and is, as such, a scrivener's error. Any such reference should be substituted with the following address:

1624 Gartland Avenue
Nashville, Tennessee 37206

All other matters contained in said Deed remain the same.

Dated this 22nd day of January, 2019.

Legacy Law Group, PLLC

By: Matthew D. Faulk, Attorney

STATE OF TENNESSEE

COUTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Matthew D. Faulk, with whom I am personally acquainted, who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, at office, this 22nd day of January, 2019.

NOTARY PUBLIC
My Commission Expires: _____

JEREMY P. WOODS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 15, 2021

This Instrument Prepared By:
Legacy Law Group, PC
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.

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BILL GARRETT, Davidson County
Trans:T20150100056 DEEDWARR
Recvd: 11/24/15 14:12 3 pgs
Fees:17.00 Taxes:0.00

20151124-0119261

New Owner:	**Send Tax Bill:**	**Map/Parcel**
JAMES LEE BRIDGES, Trustee ERIN S. BRIDGES, Trustee BRIDGES REVOCABLE LIVING TRUST dated November 5, 2015 306 Gaywood Drive Nashville, TN 37211	Franklin Synergy Bank 722 Columbia Ave. Franklin, TN 37064	83-10-162

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

TONYA M. DERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-03-2019

Sworn to and subscribed before me this 5th day of November, 2015.

Notary Public

My Commission Expires:

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of -0- Dollars, and other good and valuable consideration, we, JAMES L. BRIDGES, who is also known as JAMES LEE BRIDGES, and ERIN S. BRIDGES, 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 JAMES LEE BRIDGES and ERIN S. BRIDGES, TRUSTEES of the BRIDGES REVOCABLE LIVING TRUST, dated November 5, 2015, 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 HAND this 5th day of November, 2015.

By: _____
JAMES L. BRIDGES

_____
ERIN S. BRIDGES

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 JAMES L. BRIDGES and ERIN S. BRIDGES, 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 5th day of November, 2015.

_____
NOTARY PUBLIC

My Commission Expires: 05-03-2017

MATTHEW D. FAULK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 05-03-2017

Exhibit A

Property Description

Said property is described to wit:

> Land in Davidson County, Tennessee, Being Lot 1 on the Plan of Mrs. T.R. Parrish's Subdivision of lot No. 81, Chadwell Home Place, filed of record in Plat Book 547, Page 80, in the Register's Office of Davidson County, Tennessee.
>
> Said Lot No. 1 fronts 50 feet on the southerly side of Gartland Ave and runs back between parallel lines with the westerly margin of North 17th Street 135 feet to an alley.

Being the same property conveyed to James L. Bridges and Erin S. Bridges, husband and wife, by Warranty Deed of record from David P. Russell and Joanne M. Russell, husband and wife, in Instrument No. 20100824-0067011, Register's Office for Davidson County, Tennessee.

Said property is conveyed subject to any existing limitations, restrictions, and encumbrances as may affect the premises.

This is improved property known as 1624 Gartland Ave., Nashville, TN 37206.

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

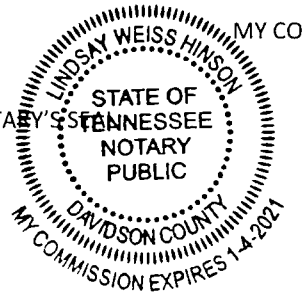
state, James M. Adcox III, who acknowledges that this certification of an electronic
Signer's Name

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).