BILL GARRETT, Davidson County
Trans:T20150078210 DEEDWARR
Recvd: 09/15/15 09:54 3 pgs
Fees:18.00 Taxes:286.75
20150915-0093385

JOEL STANLEY BIRDWELL LIVING TRUST

TO: ***WARRANTY DEED***

CHRIS ECKARD

THIS DEED OF REALTY, executed as of the 3rd day of September, 2015, by Grantors, JOEL STANLEY BIRDWELL, TRUSTEE of the JOEL STANLEY BIRDWELL LIVING TRUST dated November 11, 2008 to Grantee(s), CHRIS ECKARD,

Witnesseth:

That Grantors, for a valuable consideration, receipt whereof is acknowledged, have this day bargained and sold and does hereby transfer and convey unto Grantee(s), to have and to hold to it and its successors and/or assigns forever, in fee simple, certain realty situated in the 10th Civil District of Davidson County Tennessee, and bounded and described as follows:

Tract 1: Map & Parcel No. 012 00 0 187.00

Land in the 10th Civil District of Davidson County, Tennessee, and described as follows:

Being Tract No. 1 as shown on a plat of Filson Property and more particularly described according to a survey by Michael P. Green, Surveyor 973, dated October 17, 1986, as follows:

Beginning at an iron [[in comer to H. W. Everett on westerly side of Old Springfield Road; thence following said Road North 22 degrees 17 minutes West 117.3 feet to a utility pole; thence North 21 degrees 41 minutes West 489.85 feet to an iron pin and corner to Tract No. 2; thence South 67 degrees 35 minutes West 678.5 feet to a metal fence post; thence South 17 degrees 25 minutes East 541 feet to an iron pin set 1.0 feet North of 11 inch cedar; thence North 74 degrees 12 minutes East 593.7 feet to an iron pin; thence North 67 degrees 11 minutes East 129.0 feet to the point of beginning, containing 9.38 Acers more or less.

Included in the above description and included in this conveyance is the following description:

Land situated in the 10th Civil District of Davidson County, Tennessee, being Lot No. 1 of the Lori D. Atchley Lot of record in Plat Book 8250, Page 140, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Joel Stanley Birdwell, Trustee of the Joel Stanley Birdwell Living Trust, dated November 11, 2008, by Quitclaim Deed from Phillip W. Patrick and Joel Stanley Birdwell, dated February 21, 2014, and filed of record on February 28, 2014 in Instrument No. 20140228-0017520, Register's Office for Davidson County, Tennessee.

That Grantor(s) (1) covenant that it is lawfully seized and possessed of and have a perfect right to convey such realty and that it is unencumbered except for (a) 2015 taxes which are assumed by Grantees, and (b) building setback lines, utility and drainage easements and all other matters as shown by plat or survey appearing of public record in the Register's Office for Davidson County, Tennessee, and any other of record in existence; (2) will forever warrant and defend the title unto Grantees and to his heirs and/or assigns against all lawful claims; subject, however, to: easements and restrictive covenants of public record in the Register's Office for Davidson County, Tennessee, if any; and (3) will give possession of said property with deed.

IN WITNESS WHEREOF, Grantors have executed this deed as of the date written first herein.

Joel Stanley Birdwell Living Trust dated
November 11, 2008

By: Joel Stanley Birdwell
Joel Stanley Birdwell, Trustee

STATE OF TENNESSEE
COUNTY OF FRANKLIN

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Joel Stanley Birdwell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged himself to be the Trustee of the Joel Stanley Birdwell Living Trust dated November 11, 2008, the within bargainor and he as such Trustee, executed the foregoing instrument for the purposes therein contained, by signing the name of the Trust by himself as such Trustee.

Witness my hand and seal at office on this 31st day of AUGUST, 2015
2015.

JONATHAN E. NEASE
STATE OF TENNESSEE NOTARY PUBLIC
FRANKLIN COUNTY

Jonathan E. Nease
Notary Public
My Commission Expires: 01/23/2016

Property Owners Name
and Address:
Chris Eckard
P.O. Box 1204
Goodlettsville, TN 37070

Person Responsible for Payment
of Taxes:
Same

STATE OF TENNESSEE, COUNTY OF ROBERTSON, I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is **$77,500.00** which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Affiant

Subscribed and sworn to before me this the 3rd day of September, 2015.

CHRISTINA M. BARTEE
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

Notary Public
My Commission Expires: Sept. 26, 2017

This instrument was prepared by:
Christina M. Bartee
BATSON NOLAN PLC
105 Fifth Avenue West, Suite 201
Springfield, Tennessee 37172