BILL GARRETT, Davidson County
Trans:T20150078210 DEEDWARR
Recvd: 09/15/15 09:55 3 pgs
Fees:18.00 Taxes:286.75
20150915-0093386

PHILLIP W. PATRICK, TRUSTEE

TO: ***WARRANTY DEED***

CHRIS ECKARD

THIS DEED OF REALTY, executed as of the 3rd day of September 2015, by Grantors, PHILLIP W. PATRICK, TRUSTEE of the PHILLIP W. PATRICK 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 do hereby transfer and convey unto Grantee(s), to have and to hold to it, and to 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 2: Map & Parcel 012 00 0 156.00

Land in the 10th Civil District of Davidson County, Tennessee, and described as follows: Being Tract No. 2 as shown on Plat of Filson Property and more particularly described according to a survey by Michael P. Greene, Surveyor No. 963, dated October 17, 1986 as follows:

Beginning at an iron pin, corner of tract No. 1 on the westerly side of Old Springfield Road; thence South 67 degrees 35 minutes West 678.5 feet to a metal fence post; thence South 17 degrees 25 minutes E 541.8 feet to H. W. Everett Property; thence South 74 degrees 12 minutes W 61.0 feet to an iron pin; thence with a fence South 34 degrees 05 minutes W 254.4 feet to a fence; thence North 58 degrees 48 minutes W 840.7 feet to an iron pin; thence North and 3, North 67 degrees 35 minutes E 1550.5 feet to an iron pin; thence South 21 degrees 41 minutes E 75.1 feet to the beginning, containing 10.42 acres, more or less.

Being the same property conveyed to Phillip W. Patrick, Trustee, or his successors in interest of the Phillip W. Patrick Living Trust, dated November 11, 2008, and filed of record on February 28, 2014, in Instrument No. 20140228-0017521, 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 Grantee, 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 or in existence; (2) will forever warrant and defend the title unto Grantee(s) 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, Grantor has executed this deed as of the date written first herein.

Phillip W. Patrick Living Trust dated
November 11, 2008

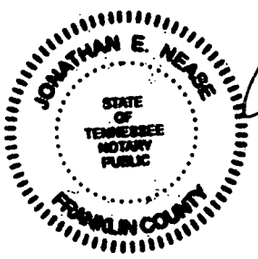
By: Phillip W. Patrick
Phillip W. Patrick, Trustee

(Grantors)

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 Phillip W. Patrick, 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 Phillip W. Patrick 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.



Jonathan E. Nease
Notary Public
My Commission Expires: 01/23/2015

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.

Eric J. Eckard
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