BILL GARRETT, Davidson County
Trans:T20160023032 DEEDWARR
Recvd: 03/21/16 15:37 3 pgs
Fees:18.00 Taxes:222.00
20160321-0026792

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $60,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 16th DAY OF March, 2016.

MICHAEL T. MOSER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Notary Public
MY COMMISSION EXPIRES: 3/27/18
File No. G16-4177D

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Ericka E. Eckland (NAME)	New Owner (NAME)	01700004600
3036 Freeman Hollow (STREET ADDRESS)	3030 Freeman Hollow (STREET ADDRESS)	
Goodlettsville, TN 37072 (CITY) (STATE) (ZIP)	Goodlettsville TN 37072 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBYACKNOWLEDGED, WE, **Allen E. Shivers, Charles Alex Shivers, Pamela Gayle Oldham and James Enoch Knight and Judy Knight, Heirs at Law of Ronald D. Shivers,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Ericka E. Eckland,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

Land in Davidson County, Tennessee, further being described as follows:

Beginning at an iron rod in the easterly right of way of Freeman Hollow Road (25 feet from the centerline) said iron rod marking the most northerly corner of property owned by Robert E. Webb of record in Deed Book 4575, page 271, in the Register's Office of Davidson County (RODCT) and marking the Southwest corner of the herein described tract; thence, leaving the point of beginning with the easterly right of way of Freeman Hollow Road as follows: with a curve concave to the west having a radius of 986.21 feet and an arc distance of 210.85 feet through a central angle of 12°14' and 59" to the point of tangency; North 17°04'33" West 89.91 feet to an iron rod; thence leaving said right of way and severing subject property as follows: North 72°55'27" East 200.00 feet to an iron rod; North 17°55'27" East 424.21 feet to an iron rod; South 02°50'18" East 448.98 feet to an iron rod; South 81°36'34" West 542.26 feet to the beginning, containing 5.01 acres, more or less.

BEING the same property conveyed to Ronald D. Shivers from John M. Shivers, Helen Shivers Knight, Enoch Allen Shivers, and Charles Shivers, by Court Order dated August 2, 2000, as Instrument No. 20000905-0087267, in the Register's Office for Davidson County, Tennessee. The said Ronald D. Shivers having since died intestate September 13, 2014 leaving Allen E. Shivers, Charles Alex Shivers, Pamela Gayle Oldham, James Enoch knight and Judy Knight as his heirs at law. See also Probate Case No. 15P-13 in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division.

Enoch Allen Shivers and Allen E. Shivers are one and the same person.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. Unrecorded easements, discrepancies or conflicts in boundary lines, shortage in area and encroachments which an accurate and complete survey would disclose.

The 2015 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.

The above legal description is the same as that contained in the previous deed of record.
The signature of Enoch Allen Shivers is signed by his/her duly appointed Attorney-in-fact Melissa Gaw, pursuant to the Power of Attorney recorded in Instrument No. * 20160321-0026791 said Register's Office.

The signature of Charles Alex Shivers is signed by his/her duly appointed Attorney-in-fact Judy Knight, pursuant to the Power of Attorney recorded in Instrument No. * 20160321-0026790 said Register's Office.

This is improved property, known as 3036 Freeman Hollow, Goodlettsville, TN 37072.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever, and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out, and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. 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 my/our hand(s) this 16th day of March, 2016.

ALLEN E. SHIVERS
Allen E Shivers

By: Melissa Gaw
Melissa Gaw, Attorney-in-Fact — March 16, 2016 Date

CHARLES ALEX SHIVERS
x Charles Alex Shivers

By: * by Judy Knight
Judy Knight, Attorney-in-Fact — March 16, 2016 Date

Pamela Gayle Oldham
Pamela Gayle Oldham — March 16, 2016 Date

James Enoch Knight
James Enoch Knight — March 16, 2016 Date

* Judy Knight
Judy Knight — March 16, 2016 Date

STATE OF Tennessee

COUNTY OF Davidson }

Personally appeared before me, the undersigned , a Notary Public in and for said County and State, the within named Pamela Gayle Oldham, James Enoch Knight, and Judy Knight, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 16th day of March, 2016.

My Commission Expires: 3/27/18

Notary Public

MICHAEL T. MOSER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF Tennessee

COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Melissa Gaw, Attorney-in-Fact for Allen E. Shivers, with whom I am personally acquainted, and who acknowledged that he or she executed the within instrument for the purposes therein contained, and who further acknowledged that he or she is the Attorney-in-Fact of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 16th day of March, 2016.

My Commission Expires: 3/27/18

Notary Public

MICHAEL T. MOSER STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

STATE OF Tennessee

COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Judy Knight, Attorney-in-Fact for Charles Alex Shivers, with whom I am personally acquainted, and who acknowledged that he or she executed the within instrument for the purposes therein contained, and who further acknowledged that he or she is the Attorney-in-Fact of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 16th day of March, 2016.

My Commission Expires: 3/27/18

Notary Public

MICHAEL T. MOSER STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066