ADDRESS NEW OWNER:
Claude D. Buck, Jr.
Claude D. Buck, III
Alan S. Buck and
Susan G. Buck
2036 Neely's Bend Road
Madison, TN 37115

SEND TAX BILL TO:
New Owner

MAP & PARCEL NOS.:
74-57.00

BILL GARRETT, Davidson County
Trans:T20160041744 DEEDWARR
Recvd: 05/18/16 12:52 4 pgs
Fees:23.00 Taxes:1480.00
20160518-0049662

This instrument prepared by: Cindy S. Smith, P.C., Attorney at Law
P.O. Box 292004
Nashville, TN 37229

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Patricia E. Herod, Trustee, of THE BILL AND PATRICIA TRUST dated February 18, 2002** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **Claude D. Buck, Jr. and Claude D. Buck, III and Alan S. Buck and Susan G. Buck, as tenants in common with the right of survivorship** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **County**, State of Tennessee, being more particularly described as follows, to wit:

Land in the 11th Civil District of Davidson County, Tennessee, being part of Tract 3 of the Mary A. Wray Lands, as of record in Minute Book 6, Page 366, of the County Court for said County, described as follows:

Beginning at an iron pin in the westerly right of way of Neely's Bend Road; thence with said right of way being on a curve to the left having a radius of 3,666.92 feet and in a general southeasterly direction 143.98 feet to an iron pin being the end of said curve and the beginning of another curve to the right having a radius of 843.19 feet; thence with said curve 161.15 feet to an iron pin at an existing fence; thence with said fence south 69 deg 43' West 431.54 feet to an iron pin; thence leaving said fence, North 6 deg. 37' West 353.25 feet to an iron pin; thence North 77 deg. 30' East 312.70 feet to the point of beginning, containing 2.78 acres, more or less.

Being the same property conveyed to Billy G. Herod and Patricia E. Herod, Trustees, under the terms of THE BILL AND PATRICIA HEROD TRUST DATED 02-18-02, from Patricia E. Herod and husband, Billy G. Herod, by Quitclaim Deed recorded on March 12, 2002, in Instrument No. 20020312-0030875, Register's Office for Davidson County, Tennessee. The said Billy G. Herod died on February 24, 2003, leaving Patricia E. Herod as the surviving Trustee, Pursuant to the terms of said Trust, Patricia E. Herod is authorized as Trustee to convey the property described herein. See Certification of Trust attached hereto and made a part hereof.

This is property with a common address of **2036 Neely's Bend Road, Madison, TN 37115**.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING:
(1) Property taxes for the current year and all subsequent years, taxes for the current year being prorated and payment of same being assumed by the Grantees; (2) Any and all easements and restrictions of record.

PROPERTY CONVEYED "AS IS."

P.E.H.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and Interests thereto belonging to the said Grantees, Grantees' successors and assigns, in fee simple forever.

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their heirs, representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 26th day of April, 2016.

x Patricia E. Herod, Trustee

Patricia E. Herod, Trustee, of THE BILL AND PATRICIA TRUST dated February 12, 2002

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I HEREBY CERTIFY, that on the 26th day of April 2016, before me, the subscriber, a Notary Public in and for the State and County aforesaid, personally appeared Patricia E. Herod, Trustee, "The Bill and Patricia Herod Trust" dated February 18, 2002, known to me or satisfactorily proven to be the person(s) whose name(s) is/are subscribed to the within document and acknowledge that he/she/they executed the same for the purpose therein contained.

AS WITNESS my hand and seal the day and year first above written.

NOTARY PUBLIC
COMMISSION EXPIRATION: _____

CINDY S. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017

File No. 1604-076

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater for this transfer is $400,000.00.

x _____
Affiant

Subscribed and sworn before me this 26th day of April, 2016.

Notary Public
My Commission Expires: _____

CINDY S. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017

AFFIDAVIT
And
Certification of Trust

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Date: February 18, 2002
Trustee: Patricia E. Herod, Trustee
Trust: «The Bill and Patricia Herod Trust» dated February 18, 2002 («Trust»)
Property: 2036 Neely's Bend Road, Madison, TN 37115 («Property»)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, duly commissioned and qualified, the within named Affiant, Patricia E. Herod, individually, and Patricia E. Herod, Trustee, to me personally known or who proved to me on the basis of satisfactory evidence, and who being first duly sworn, did depose and say:

1. That I, Patricia E. Herod, declare that I am a resident of Davidson County, Tennessee.
2. That said Trust was created under an agreement dated February 18, 2002, entitled, "The Bill and Patricia Herod Trust" U/A/D February 18, 2002.
3. That this Certification of Trust accurately sets forth the powers of the Trustee of said Trust.
4. That Patricia E. Herod is authorized as Trustee for the "The Bill and Patricia Herod Trust" U/A/D February 18, 2002.
5. That Patricia E. Herod, is NOT under any legal disability or other disability which would render said Patricia E. Herod, incompetent or otherwise unable to execute binding documents as Trustee of the above Trust.
6. That Patricia E. Herod, Trustee, is empowered under the Trust documents to exercise powers for the benefit of the Beneficiary(ies), including the power to purchase for and sell assets of the Trust specifically including the Property.
7. That the powers and authority of Patricia E. Herod, Trustee, have not been revoked or terminated.
8. That the Trust contains the following language:

   XI. Powers of Trustee

   A. Powers : In the administration of any property, real or personal, at any time forming a part of the trust estate, including accumulated income, and in the administration of any trust created hereunder, the Trustee, in addition to and without limitation of the powers conferred on trustees under the Tennessee Code Annotated, Section 35-50-110, as amended or any successor thereto, or otherwise provided by law, shall have the following powers to be executed in the absolute discretion of the trustee, except as otherwise expressly provided in this Declaration :

   ...

   2. To sell, transfer, ... such property, at public or private sale, with or without security, in such manner, at such times, for such prices, and upon such terms and conditions as the Trustee may deem advisable.
9. That Trustee is authorized to sell said property, and that there are not limitations in the declaration that would prevent Trustee from so acting as set forth herein.
10. That no changes, modifications, amendments, alterations, mergers or divisions of the Trust or terms therein have occurred which would in any way limit, extinguish, terminate, or otherwise affect the ability or the authority of Patricia E. Herod, Trustee, to act or perform on behalf of the Trust including but not limited to said Trustee's authority to mortgage purchase or sell the hereinabove described Property.
11. That this Certification of Trust is a true and accurate representation of the terms of said Trust.
12. That we have provided to Cindy S. Smith, P.C., a true, accurate, and complete copy of the Trust Agreement.
13. That the affirmations made in this Affidavit shall be binding on my heirs, successors and/or assigns and on those of Patricia E. Herod, individually, and Patricia E. Herod, Trustee, "The Bill and Patricia Herod Trust" U/A/D February 18, 2002.
14. That we desire for that this Certification of Trust be recorded in the Register's Office for Davidson County, Tennessee.
15. That we are making this Affidavit at the request of Stewart Title Guaranty Company and/or its agent, Cindy S. Smith, P.C., to induce them to issue clear title policy on the above referenced Property.

IN TESTIMONY WHEREOF, we hereunto subscribe our signatures this 26th day of April 2016.

x Patricia E. Herod
Patricia E. Herod, individually, Affiant

x Patricia E. Herod, Trustee
Patricia E. Herod, Trustee, "The Bill and Patricia Herod Trust" U/A/D February 18, 2002, Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Patricia E. Herod, individually, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 26th day of April 2016.

_____
Notary Public
My Commission Expires: _____



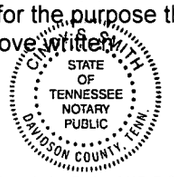
My Commission Expires MAR. 7, 2017

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I HEREBY CERTIFY, that on the 26th day of April 2016, before me, the subscriber, a Notary Public in and for the State and County aforesaid, personally appeared Patricia E. Herod, Trustee, "The Bill and Patricia Herod Trust" U/A/D February 18, 2002, known to me or satisfactorily proven to be the person(s) whose name(s) is/are subscribed to the within document and acknowledge that he/she/they executed the same for the purpose therein contained.

AS WITNESS my hand and seal the day and year first above written.

_____
NOTARY PUBLIC
COMMISSION EXPIRATION: _____



My Commission Expires MAR. 7, 2017

PREPARED BY (from information provided by the parties):
Cindy S. Smith, P.C.; Attorney at Law ; P.O. Box 292004 ; Nashville, TN 37229-2004

1604-076