Box#14 G# 28695-3

QUITCLAIM DEED

BILL GARRETT, Davidson County
Trans:T20160069668 DEEDQC
Recvd: 08/11/16 13:11 2 pgs
Fees:12.00 Taxes:0.00
20160811-0083680

State of Tennessee
County of Davidson

The actual consideration for this transfer is $ TOTAL NOTARY

Affiant

Subscribed and sworn to before me, this the 10th day of August, 2016.

Notary Public

My commission expires: 7-8-2019

(AFFIX SEAL)

HOUSTON W. HOWELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Comm. Expires 07-08-2017

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Eugenia Fay Shipman **Bernis Eugene Shipman**	**"New Owner"**	**Map 074-00-0-007.00**
2006 Neely's Bend Road		
Madison, TN 37115		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

Clythia D. Shelbrack, a married woman

HEREINAFTER CALLED THE GRANTORS, HAVE QUITCLAIMED, AND BY THESE PRESENTS DO HEREBY CONVEY UNTO

Eugenia Fay Shipman, an unmarried woman and Bernis Eugene Shipman, an unmarried man, joint tenants with right of survivorship

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL OF THE GRANTOR'S INTEREST IN AND TO A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract or parcel of land in the 11th Civil District of Davidson County, Tennessee described partially according to a survey made by Z.J. Wilkinson, Surveyor, April 1962, as follows:

BEGINNING at a point in the center line of Neely's Bend Road South 7 degrees 30' east 178 feet from the southeasterly corner of the property conveyed to James Conrad and Roy Smith by deed from B. E. Shipman and wife, Christine Shipman, of record in Book 2277, Page 451, Register's Office for said County; thence south 7 degrees 30' east with the center line of said Road 182 feet to a point; thence south 74 degrees 30' West 635 feet to an iron pin; thence north 8 degrees 30' West 107.2 feet to an iron pin; thence north 68 degree 00' east 652 feet to the point of beginning, containing 2.08 acres.

BEING the same property conveyed to Sharon D. Shipman (a one-half undivided interest) and Bernis E. Shipman and wife, Eva Fay Shipman (a one-half interest), by Quitclaim Deed from Christine D. Shipman, Bernis E. Shipman and wife, Eva Fay Shipman, dated January 4, 1999 and recorded January 21, 1999 in Book 11306, Page 480, Registers Offices for Davidson County, Tennessee.

AND further being conveyed to Clythia D. Shelbrack, a married woman, by Quitclaim Deed from Sharon D. Shipman, unmarried and Bernis E. Shipman and wife, Eva Fay Shipman, dated January 14, 2004, of record in Instrument No. 20140126-0009875, Register's Office for Davidson County, Tennessee.

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THE HEREIN DESCRIBED PROPERTY IS NOT NOW NOR EVER HAS BEEN THE PRINCIPAL PLACE OF RESIDENCE OF THE GRANTOR HEREIN.

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

NO BOUNDARY SURVEY WAS MADE AT THE TIME OF THIS CONVEYANCE, WITH THE LEGAL DESCRIPTION BEING THE SAME AS THE PREVIOUS DEEDS OF RECORD.

THIS INSTRUMENT HAS BEEN PREPARED BY THE FIRM OF ATTORNEYS TITLE COMPANY, INC., BASED UPON VERBAL INFORMATION AND DIRECTIONS FROM THE RESPECTIVE PARTIES. THE PARTIES ACKNOWLEDGE AND UNDERSTAND THAT SAID FIRM HAS RELIED ON INFORMATION PROVIDED TO IT AND DOES NOT REPRESENT THE ACCURACY THEREOF.

This is Improved (__X__) Unimproved (____) property, known as: **2006 Neely's Bend Road, Madison, TN 37115**

Witness my/our hand(s) this **10th** day of **August, 2016.**

Clythia D. Shelbrack

Clythia D. Shelbrack

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 **Clythia D. Shelbrack,** the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **10th** day of **August, 2016.**

Notary Public

HOUSTON W. HOWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2017

My Commission Expires: 7-3-2017