Prepared by:
Tennessee Title & Escrow Affiliates, LLC
7105 Crossroads Blvd., Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $150,000.00

Affiant

Subscribed and sworn to before me, this 14th October 14th, 2016

Notary Public
My commission expires: 9-19-18

ANNETTE BELYEA
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

BILL GARRETT, Davidson County
Trans:T20160094558 DEEDWARR
Recvd: 10/26/16 11:21 3 pgs
Fees:18.00 Taxes:555.00
20161026-0113152

Address of New Owner:	Send Tax Bills to:	Tax Information
The 2061 Shaw Trust Po Box 160772 Nashville, TN 37216	New Owner	024-022.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Sherry D. Fudge,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Trey Cain Trustee of The 2061 Shaw Trust,** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, containing 63.40 acres, more or less, and described according to a survey by Stephen A. Draper, Surveyor, March 25, 1953 as follows:

Beginning at a point in the southwest corner of the above mentioned 63.40 acre tract which point is also the easterly side of the Fox, formerly Butterworth, lands, which point is also a cedar post at an old poplar stump 7 feet east of a 36 inch Beech, thence north 6 degrees 37 minutes west 2490 feet with the Fox's east line fence to a point, thence south 86 degrees 45 minutes east 756 feet, which line is located in Shaw Road, to a point, thence south 76 degrees 50 minutes east 374.5 feet (crossing a branch of White's creek) to an iron pin at a fence, thence south 61 degrees 40 minutes west 158 feet to an iron pin, thence south 40 degrees west 183.5 feet to an iron pin; thence south 17 degrees east 81 feet to an iron pin, thence south 3 degrees 26 minutes west 112 feet to a Mulberry, thence south 19 degrees 18 minutes east 225 feet to an iron pin which is 5 feet west of a 36 inch Elm, thence south 22 degrees 30 minutes east 221 feet (with a branch) to an iron pin 10 feet east of an 18 inch poplar, thence south 34 degrees east 170 feet to a 30 inch beech, which is 20 feet more or less east of spring house, thence south 22 degrees 15 minutes east 63 feet to an 8 inch elm, thence south 14 degrees east 226 feet along a fence line to an 8 inch elm, thence south 23 degrees 15 minutes east 205.8 feet to a 10 inch elm, thence south 25 degrees 15 minutes east 177 feet to a fence post, thence south 35 degrees east 496 feet along a fence line to a stone planted 9 feet south 35 degrees east from an 18 inch Lynn tree, thence south 0 degrees 30 minutes east 506 feet along a fence to a point which is a fence corner which is 24 feet north of another fence corner, thence north 83 degrees 30 minutes west 1387 feet along a fence to the point of beginning.

INCLUDED BUT EXCLUDED from the above described tract are the following described 2 parcels:

PARCEL 1: Being that part described in Deed of record in Book 4641, Page 478, in the Register's Office for Davidson County, Tennessee, described as follows:
A certain tract of land situated in the 10th Civil District of Davidson County, Tennessee, and containing 174,300 square feet, more or less, and described according to a survey dated September 21, 1972, by A. E. Dye, Surveyor, as follows:

Beginning at an iron pin in the southerly margin of Shaw Road, 20 feet south of the center of Shaw Road, being the northeast corner of Jones property and the northwest corner of this lot; thence with the margin of Shaw Road S 86 deg. 45' in a easterly line 300 feet to an iron pin, being the northeast corner of this lot; thence S 6 deg. 37' E in a southerly line 581 feet to an iron pin; thence N 86 deg. 45' W in a westerly line 300 feet to an iron pin; thence N 6 deg. 37' W in a northerly line with the line of Jones 581 feet to the beginning, and containing 174,300 square feet, more or less.

PARCEL 2: Being that part described in Deed of record in Book 7961, Page 893, in the Register's Office for Davidson County, Tennessee, described as follows:
A certain tract or parcel of land in Davidson County, Tennessee, described according to a survey dated January 18, 1988, by Philip B. Taylor, Registered Land Surveyor, No. 1459, as follows:
Beginning at an iron pin in the southerly margin of Shaw Road, a corner to that property conveyed to Gene H. Williams by deed of record in Book 5638, page 376, Register's Office for Davidson County, Tennessee; thence, with the line of Williams, S 68\'b0 00' 00" E 301.48 feet to an iron pin; thence, S 68\'b0 23' 21" W 108.23 feet to a point; thence, N 21\'b0 36' 39" W 18.75 feet to a point; thence, S 85\'b0 20' 00" W 30.90 feet to a point; thence, N 71\'b0 50' 00" W 32.68 feet to a point; thence, S 82\'b0 20' 43" W 31.09 feet to a point; thence, S 78\'b0 30' 00" W 23.10 feet to a point; thence, S 66\'b0 20' 00" W 28.90 feet to a point; thence, S 75\'b0 50' 00" W 55.60 feet to a point; thence, S 82\'b0 54' 29" W 29.33 feet to a point; thence, N 15\'b0 13' 13" E 34.83 feet to a point; thence N 2\'b0 45' 58" W 127.12 feet to a point in the southerly margin of Shaw Road; thence, with said margin of said road on a curve having a delta angle of 3\'b0 49' 11" , a radius of 750.00 feet, a tangent of 25.01 feet for a length of 50.00 feet to the point of beginning.

Being the same property conveyed to Sherry D. Fudge by Quitclaim Deed from Albert E. Douglas, of record in Instrument No. 20090721-0068459, Register's Office for Davidson County, Tennessee, dated July 16, 2009 and recorded on July 21, 2009. (Value or consideration as shown in aforementioned Deed $0.00)
Being also known as 2061 Shaw Rd., Goodlettsville, TN 37072-9468

This property is improved property known as 2061 Shaw Rd., Goodlettsville, TN, 37072-9468

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever 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 hand this the 14th day of October, 2016.

Sherry D. Fudge.
Sherry D. Fudge

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Sherry D. Fudge** the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this the 14th day of October, 2016.

Annette Belyea
Notary Public

My Commission expires: 9-19-18

FILE NO: 2016094753

ANNETTE BELYEA
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON