SEND TAX BILLS TO
NEW OWNER AT:
BILLY GREER
2783 GREER RD
GOODLETTSVILLE, TN
37072

THIS INSTRUMENT PREPARED
BY: Gary L. Dilliha
Attorney at Law
Springfield, Tennessee

BILL GARRETT, Davidson County
Trans:T20160096252 DEEDWARRSP
Recvd: 10/31/16 15:49 5 pgs
Fees:27.00 Taxes:0.00
20161031-0115110

Map: 011
Parcels: 009.00 & 024.00

NO TITLE EXAMINATION, NO CLOSING.
THIS INSTRUMENT WAS PREPARED
SOLELY FROM INFORMATION FURNISHED
BY THE PARTIES

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, executed and delivered by **BILLY GREER AND CYNTHIA GREER, SUCCESSOR CO-TRUSTEES UNDER THE 2006 GREER FAMILY REVOCABLE LIVING TRUST, DATED SEPTEMBER 11, 2006**, (a/k/a the Leo Curtis Greer and Vera Evelyn Dickens Greer Revocable Family Trust, u/a/d September 11, 2006); by **BILLY GREER AND CYNTHIA GREER, CO-TRUSTEES OF THE JOSHUA GREER TRUST**, established pursuant to the terms of the Leo Curtis Greer and Vera Evelyn Dickens Greer Revocable Family Trust, u/a/d September 11, 2006; and **BILLY GREER AND CYNTHIA GREER, CO-TRUSTEES OF THE ZACHARY GREER TRUST**, established pursuant to the terms of the Leo Curtis Greer and Vera Evelyn Dickens Greer Revocable Family Trust, u/a/d September 11, 2006, hereinafter called the Parties of the First Part, to **BILLY GREER**, (as to an undivided one-third interest); **CYNTHIA GREER**, (as to an undivided one-third interest); **JOSHUA GREER**, (as to an undivided one-sixth interest); and **ZACHARY GREER**, (as to an undivided one-sixth interest); hereinafter called the Parties of the Second Part;

WITNESSETH:

That for and in consideration of carrying out the terms of the Leo Curtis Greer and Vera Evelyn Dickens Greer Revocable Family Trust, u/a/d September 11, 2006, and other good and valuable consideration, the receipt of which is hereby acknowledged, the Parties of the First Part have this day bargained and sold, and do by these presents hereby sell, transfer and convey unto the said Parties of the Second Part, heirs and assigns, a certain tract or parcel of land located in the 10th Civil District of Davidson County, Tennessee, being more particularly described as follows, to-wit:

Beginning at a Walnut stump, the northwest corner of this tract in the east line of a tract of 55.78 acres conveyed to W. M. Greer by deed of record in Book 539, page 241, Register's Office for said County; thence with said line south 2 1/2 degrees west 92 poles to a point; the southwest corner of a tract of ten acres of land conveyed to J. T. Greer by deed of record in Book 432, page 206, said Register's Office, said point being the most northerly corner of a triangular tract of five acres conveyed to Ethel Greer by deed of record in Book 754, page 74, said Register's Office; thence with said Ethel Greer's northeasterly line south 47 1/4 degrees east 39.08 poles, south 48 degrees east

16.36 poles, the most easterly point in said five acre tract in the north line of tract of three acres now owned by Ethel Greer; thence south 87 degrees east 17.14 poles, the northeast corner of said three acre tract and the most northerly corner of a tract of 6.5 acres conveyed to W. M. Greer by deed from J. T. Greer and wife of record in Book 670, page 153, said Register's Office; thence with the east line of said tract south 31 1/4 degrees east 23 poles more or less, south 16 1/2 degrees east 46.8 poles, the southeast corner of said 6.5 acre tract; thence south 87 degrees east 16.1 poles to a stake in the south line of a tract of 125 acres formerly owned by Acquilla Greer; thence north 18 degrees 30 minutes west 76 poles to a stake; thence north 6 degrees 30 minutes west 119.2 poles to a point in the south line of the Chapman land; thence north 87 degrees west 55.5 poles to the point of beginning, containing 52.79 acres, more or less.

BEING part of the property conveyed to Leo Curtis Greer and Vera Evelyn Dickens Greer, Trustees of the 2006 Greer Family Revocable Living Trust, dated September 11, 2006, by Quitclaim Deed from Leo C. Greer and wife, Evelyn D. Green, dated October 10, 2010 and recorded as Instrument Number 20061010-0125842, in the Register's Office for Davidson County, Tennessee. Leo C. Greer is one and the same person as Leo Curtis Greer and Leo Curtis Greer, Sr. Leo Curtis Greer, Sr. died on February 12, 2008, leaving Vera Evelyn Dickens Greer as the sole Trustee. Vera Evelyn Dickens Greer died July 15, 2015. Pursuant to the provisions of said Living Trust, upon the deaths of both Leo Curtis Greer and Vera Evelyn Dickens Greer, Billy Greer and Cynthia Greer became Co-Trustees of the Leo Curtis Greer and Vera Evelyn Dickens Greer Revocable Family Trust, u/a/d September 11, 2006, and all other trusts created thereunder. Under the terms of the Leo Curtis Greer and Vera Evelyn Dickens Greer Revocable Family Trust, u/a/d September 11, 2006, the residue of the trust property (which includes the real estate conveyed herein) was to be distributed as follows: (a) one-third to Billy Greer; (b) one-third to Cynthia Greer; and (c) one-sixth to Billy Greer and Cynthia Greer, Co-Trustees of the Joshua Greer Trust; and (d) one-sixth to Billy Greer and Cynthia Greer, Co-Trustees of the Zachary Greer Trust. The Trust further authorizes that the Trustees of the Joshua Greer and Zachary Greer Trusts, in their sole discretion, to distribute the entire principal of each trust to the beneficiaries prior to the timeframes designated in the Trust Agreement.

TO HAVE AND TO HOLD the premises aforesaid, together with all the appurtenances and immunities thereto pertaining, unto the said Parties of the Second Part, heirs and assigns.

The Parties of the First Part further covenant with the Parties of the Second Part, heirs and assigns, that the successor co-trustees are lawfully seized and possessed of said land with fee simple title, the successor co-trustees have a good and perfect right to convey same, and that said property is unencumbered since the date and time that the Parties of the First Part acquired title.

The Parties of the First Part further covenant with the Parties of the Second Part, that the trust will warrant and forever defend the title herein conveyed to said property against the lawful claims and demands of all persons whomsoever, claiming by, through and under the Parties of the First Part, but no others.

Joshua Greer and Zachary Greer are executing this deed and initialing this provision to acknowledge their consent to distribution of their full interests in the real estate herein conveyed, outright and free of trust. _____ _____
Initials Initials

IN WITNESS WHEREOF, the Parties have hereunto set their signatures on the dates indicated in the notary acknowledgements herein-below.

2006 GREER FAMILY REVOCABLE LIVING TRUST, DATED SEPTEMBER 11, 2006

BY: BILLY GREER
SUCCESSOR CO-TRUSTEE

BY: CYNTHIA GREER
SUCCESSOR CO-TRUSTEE

JOSHUA GREER

ZACHARY GREER

JOSHUA GREER TRUST

BY: BILLY GREER
CO-TRUSTEE

BY: CYNTHIA GREER
CO-TRUSTEE

ZACHARY GREER TRUST

BY: BILLY GREER
CO-TRUSTEE

BY: CYNTHIA GREER
CO-TRUSTEE

STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

Before me, the undersigned, a Notary Public in and for the aforesaid State and County, personally appeared **Billy Greer**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a Successor Co-Trustee of the 2006 Greer Family Revocable Living Trust, dated September 11, 2006, the within named bargainor, and that he, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the Trust himself as Co-Trustee.

Witness my hand and official seal at office, this 27 day of October, 2016.

Notary Public

My Commission Expires: 6-10-19

ALANA R. NOLES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON

STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

Before me, the undersigned, a Notary Public in and for the aforesaid State and County, personally appeared **Cynthia Greer**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be a Successor Co-Trustee of the 2006 Greer Family Revocable Living Trust, dated September 11, 2006, the within named bargainor, and that she, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the Trust herself as Co-Trustee.

Witness my hand and official seal at office, this 27 day of October, 2016.

Notary Public

My Commission Expires: 6-10-19

ALANA R. NOLES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON

STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

Before me, the undersigned, a Notary Public in and for the aforesaid State and County, personally appeared **Billy Greer**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a Co-Trustee of the Joshua Greer Trust, the within named bargainor, established under the 2006 Greer Family Revocable Living Trust, dated September 11, 2006, and that he, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the Trust himself as Co-Trustee.

Witness my hand and official seal at office, this 27 day of October, 2016.

Alana R. Noles
Notary Public

My Commission Expires: 6-10-19

ALANA R. NOLES STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF ROBERTSON

STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

Before me, the undersigned, a Notary Public in and for the aforesaid State and County, personally appeared **Cynthia Greer**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be a Co-Trustee of the Joshua Greer Trust, the within named bargainor, established under the 2006 Greer Family Revocable Living Trust, dated September 11, 2006, and that she, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the Trust herself as Co-Trustee.

Witness my hand and official seal at office, this 27 day of October, 2016.

Alana R. Noles
Notary Public

My Commission Expires: 6-10-19

ALANA R. NOLES STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF ROBERTSON

STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

Before me, the undersigned, a Notary Public in and for the aforesaid State and County, personally appeared **Billy Greer**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a Co-Trustee of the Zachary Greer Trust, the within named bargainor, established under the 2006 Greer Family Revocable Living Trust, dated September 11, 2006, and that he, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the Trust himself as Co-Trustee.

Witness my hand and official seal at office, this 27 day of October, 2016.

Alana R. Noles
Notary Public

My Commission Expires: 6-10-19

ALANA R. NOLES STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF ROBERTSON

STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

Before me, the undersigned, a Notary Public in and for the aforesaid State and County, personally appeared **Cynthia Greer**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be a Co-Trustee of the Zachary Greer Trust, the within named bargainor, established under the 2006 Greer Family Revocable Living Trust, dated September 11, 2006, and that she, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the Trust herself as Co-Trustee.

Witness my hand and official seal at office, this 27 day of October, 2016.

Alana R. Noles
Notary Public

My Commission Expires: 6-10-19

ALANA R. NOLES STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF ROBERTSON

STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Joshua Greer** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who under oath acknowledged that he executed the foregoing instrument for the purposes and considerations therein contained.

WITNESS my hand and official seal of office this the 27 day of October, 2016.

Alana R. Noles
NOTARY PUBLIC

My Commission Expires: 6-10-19

ALANA R. NOLES STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF ROBERTSON

STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Zachary Greer** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who under oath acknowledged that he executed the foregoing instrument for the purposes and considerations therein contained.

WITNESS my hand and official seal of office this the 27 day of October, 2016.

Alana R. Noles
NOTARY PUBLIC

My Commission Expires: 6-10-19

ALANA R. NOLES STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF ROBERTSON

This conveyance is exempt from Tennessee Transfer Tax pursuant to TCA §67-4-409(a)(3)(G), as a deed executed by the trustee of a revocable living trust to implement a testamentary devise by the trustor of the trust.