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

Map 011
Parcel 0010.00, 012.00 & 023.00

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

BILL GARRETT, Davidson County
Trans:T20160096252 DEEDWARRSP
Recvd: 10/31/16 15:54 4 pgs
Fees:22.00 Taxes:0.00
20161031-0115113

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), hereinafter called the Parties of the First Part, to **BILLY GREER**, hereinafter called the Party 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 Party of the Second Part, heirs and assigns, certain tracts or parcels of land located in the 10th Civil District of Davidson County, Tennessee, being more particularly described as follows, to-wit:

Four Tracts of land about two miles N. W. of Union Hill School, and more particularly described as follows:

TRACT ONE:
BEGINNING at a stake in wire and paling fence, Harris and Greer's corner, North side of county road; thence S. 3 1/2 W. 64 poles to a stone in Harris and Greer's line; E. 29 poles to a stone in head of hollow; N. 16 1/2 W. 46.8 poles to white oak; N. 41 1/4 W. to the beginning, containing 6.5 acres more or less.

Same property as of record in Deed Book 670, page 153, Register's Office for Davidson County, Tennessee.

TRACT TWO:
Lying N. W. of Tract One. BEGINNING at a stake in corner of wire and paling fence, Harris and Greer's corner; N. 83 1/4 W. 36.52 poles to a small walnut tree in bottom of hollow; S. 52 E. 35.60 poles to small poplar in hollow; S. 27 1/2 E. 9.84 poles to a small ash in bottom of hollow in Harris and Greer's line; N. 3 1/2 E. 26.52 poles to the point of beginning, containing 2.93 acres more or less.

Same property as of record in Deed Book 670, page 266, Register's Office for Davidson County, Tennessee.

TRACT THREE:
Lying N. W. of Tract Two. BEGINNING at a fence post in W. M. Greer's North boundary line, N. 48 W. 16.36 poles to three small chestnuts trees. N. 47 1/4 W. 39.08 poles to a black oak stump an old corner; S. 3 W. 35.36 poles to Will Binkley's and A. F. Greer's corner a locust fence post. S. 86.75 E. 42.76 poles to the point of beginning containing 5 acres more or less.

Same property as of record in Deed Book 754, page 74, Register's Office for Davidson County, Tennessee.

TRACT FOUR:
Lying N. W. of Tract Three. BEGINNING at a Walnut stump on the North bank of South fork of Sycamore Creek and with its meanders, N. 84 1/2 W. 6.72 poles; S. 65 1/2 W. 8 poles; S. 75 1/2 W. 4 poles; N. 87 1/2 W. poles; S. 60 1/2 W. 4 poles; S. 78 1/2 W. 7.2 poles; N. 40 1/2 W. 3.8 poles; S. 47 1/2 W. 6 poles; N. 62 1/2 W. 4 poles; S. 57 1/2 W. 7.4 poles; S. 89 1/2 W. 18.44 poles; N. 49 1/2 W. 1.6 poles; N. 89 1/2 W. 29 poles; to a point opposite of the mouth of a branch; thence leaving the creek S. 2 W. 56 poles to a stone in the hollow, Elm and Black Walnut pointers; thence S. 75 1/4 E. 15.28 poles to an Elm; S. 56 E. 22 poles to a Chestnut; thence S. 47 E. 25.32 poles to a Black Gum; S. 46 1/2 E. 13.32 poles to White Oak; S 13 1/2 E. 14 poles to a hornbeam; S. 17 1/2 E. 8.88 poles to a Mulberry at a wire fence in Will Binkley's North boundary line; thence S. 87 E. 26.4 poles to a stake; N. 3 E. 131 poles to the beginning, containing 55.78 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 above-described property was to be distributed outright to Billy Greer.

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

The Parties of the First Part further covenant with the Party of the Second Part, heirs and assigns, that the Parties of the First Part are lawfully seized and possessed of said land with fee simple title, the Parties of the First Part 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 Party 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.

Cynthia Greer, Joshua Greer and Zachary Greer, being the only other beneficiaries of the Leo Curtis Greer and Vera Evelyn Dickens Greer Revocable Family

Trust, u/a/d September 11, 2006, execute this instrument to convey, without warranties of title, any interest they may have in the property conveyed herein.

IN WITNESS WHEREOF, the Parties of the First Part 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

CYNTHIA GREER, Individually

JOSHUA GREER, Individually

ZACHARY GREER, Individually

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

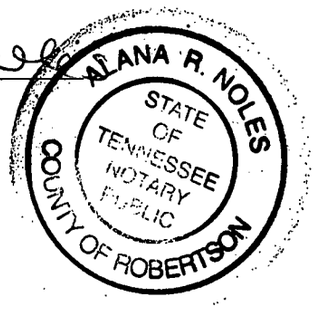
STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

Before me, the undersigned, a Notary Public in and for the aforesaid State and County, personally appeared **Cynthia Greer**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

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



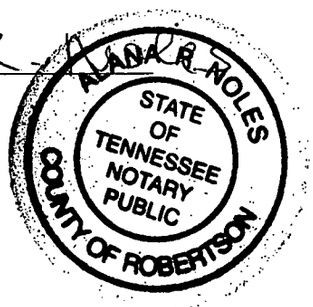
STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

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

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



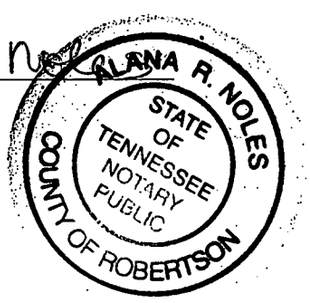
STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

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

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



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.