Box#14
G#28695-3

QUITCLAIM DEED	State of Tennessee County of Davidson
BILL GARRETT, Davidson County Trans:T20160112178 DEEDQC Recvd: 12/21/16 09:20 2 pgs Fees:12.00 Taxes:0.00 20161221-0133909	The actual consideration for this transfer is $ -0- Affiant Subscribed and sworn to before me, this the 16th day of December, 2016. Notary Public My commission expires: 7·8·2019 (AFFIX SEAL)

CORYLYN S. PRIEST
STATE OF TENNESSEE
NOTARY
DAVIDSON COUNTY

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	**New Owner**	**Map 074-00-0-007.00**
2006 Neelys 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, WE,

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

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

Eugenia Fay Shipman, an unmarried woman

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 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 all the same property conveyed to Eugenia Fay Shipman, an unmarried woman and Bernis Eugene Shipman, an unmarried man, joint tenants with right of survivorship by Quitclaim Deed from Clythia D. Shelbrack, a married woman dated August 10, 2016, of record in Instrument No. 20160811-0083680, Register's Office for Davidson County, Tennessee.

24 Month Chain of Title:
BEING the same property 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, of record in Instrument No. 20140126-0009875, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Christine D. Shipman, Bernis E. Shipman and wife, Eva Fay Shipman by deed from William E. Shipman and wife, Nancy B. Shipman of record in Book 10699, page 575, filed on 11-26-97, Further conveyed to Sharon D. Shipman, a One-Half Undivided Interest and Bernis E. Shipman and wife, Eva Fay Shipman, a one-half undivided interest, by Quit Claim Deed from Christine D. Shipman, Bernis E. Shipman and wife, Eva Fay Shipman of record in Book 11306, page 480, filed on 06-21-99, and further 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, of record in Instrument # 20040126-0009875, Register's Office for Davidson County, Tennessee, dated January 14, 2004 and recorded January 26, 2004.

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.

Box#14
G#28695-3

This is Improved (_X___) Unimproved (____) property, known as: ~~2096 Neely's Bend Road, Madison, TN 37115~~

Witness my/our hand(s) this 16th day of DECEMBER 2016.

Eugenia Fay Shipman

Bernis Eugene Shipman

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 **Eugenia Fay Shipman,** 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 16th day of DECEMBER, 2016.

Notary Public

My Commission Expires: March 3, 2020

JOHN D. NELSON JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

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 **Bernis Eugene Shipman,** the bargainor, 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 Nashville, Tennessee, this 13 day of December, 2016.

Notary Public

My Commission Expires: 5-8-2018

CHAD BRYSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY