SEND TAX BILLS TO:
Kelli L. Boyd
1420 Neeleys Bend
Madison, TN 37115

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

ADDRESS NEW OWNER AS:

SAME

Davidson County DEEDWARR
Recvd: 12/22/16 15:09 3 pgs
Fees:18.00 Taxes:333.00
20161222-0134989

Map & Parcel: 062-00-0-247.00 &
063-00-0-168.00

THIS DEED OF CONVEYANCE, executed and delivered by **MICHAEL CRADDOCK**, **married,** hereinafter called the Grantor, to **KELLI L. BOYD**, hereinafter called the Grantee;

WITNESSETH:

That for and in consideration of the sum of TEN DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the Grantor has this day bargained and sold, and does by these presents hereby sell, transfer and convey unto the said Grantee, heirs and assigns, certain tracts or parcels of land located in Davidson County, Tennessee, being more particularly described as follows, to-wit:

Beginning at a concrete monument on the west margin of Neely's Bend Rd., near the intersection of Neely's Bend and Nawakwa Trail, travel thence S 12-06-34 E 625.1' to the true point of beginning, and being the northeast corner of the tract herein described. From the point of beginning, travel S 11-48-53 E 54.43' to an iron pin, thence S 81-29-04 W 1855.63' to an iron pin, thence S 81-24-33 W 717.89' (passing a witness iron at 667.89') to the 436' contour line on the east side of the Cumberland River, thence following the Cumberland River upstream N 25-16-06 W 218.72' to a point, thence leaving the river N 81-11-52 E 749.43' (passing a witness iron at 50'), thence N 81-37-01 W 1461.10' to an iron pin, thence S 11-50-46 E 154.86' to an iron pin, thence N 81-28-35 E 413.91' to the point of beginning. Being land in the 11th Civil District of Davidson County, Tennessee, and described in a survey by Elkins Surveying Company dated September 20, 2011, shown as Tract 1 (BEING TAX MAP 63 PARCELS 247 & 168) and containing 11.1 acres total (3.6 AC & 7.5 AC respectively).

INGRESS & EGRESS EASEMENT: To the extent not extinguished by merger, included in this conveyance to serve tax parcel #062-00-0-247.00 and situated upon tax parcel #063-00-0-168.00, is that 25-foot wide ingress and egress easement created in Instrument No. 200709130110061, Register's Office for Davidson County, Tennessee, described as follows, to-wit:

Beginning at a point in the center of Neely's Bend Road that is South 15 degrees 30 minutes East 185 feet from the northeast corner of a tract of 3 acres, more or less, acquired by Charles B. Fox by deed of record in Book 4576, page 247, Register's Office of Davidson County, Tennessee; thence South 15 degrees 30 minutes East 25 feet to the southeast corner of the Charles B. Fox tract; thence South 77 degrees 38 minutes West 1882.7 feet following the southern line of Tract 1, Tract 2 and Tract 3 of the Charles B. Fox property to a point, which is the southeast corner of the property described in deed of record in Instrument No. 20030908-0130907; thence North 15 degrees 30 minutes West 25 feet to a point; thence North 77 degrees 38 minutes East 1882.7 feet to the point of beginning.

This conveyance is made subject to the terms and conditions set out in said deed of easement recorded in Instrument No. 20030908-0130907, in said Register's Office.

OTHER EASEMENTS: This conveyance is further made subject to the following: Warranty Deed of Flowage Easement of record in Book 2203, page 333; Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 6740, page 925, all in the aforesaid Register's Office.

The property conveyed herein is not the marital residence of the Grantor.

Being that same property conveyed to Michael Craddock by deed from John A. Dordal, of record in Instrument NO. 20111025-0082829, Register's Office for Davidson County, Tennessee.

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

The Grantor further covenants with the Grantee, heirs and assigns, that he has a good and perfect right to convey same, and that said property is unencumbered, except as otherwise set forth herein.

The Grantor further covenants with the Grantee that he will warrant and forever defend the title to said property against the lawful claims and demands of all persons whomsoever.

Taxes are to be prorated and possession granted as of the date of this deed.

IN WITNESS WHEREOF, the Grantor has hereunto set his signature this the 20 day of December, 2016.

MICHAEL CRADDOCK

STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Michael Craddock** 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 20 day of December, 2016.

My Commission Expires: 12·18·19

NOTARY PUBLIC

JOSHUA L. HUNTER
STATE OF TENNESSEE NOTARY PUBLIC
WHITE COUNTY

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STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

I or we, hereby swear or affirm that the actual consideration for this transfer, or value of property or interest in property transferred, whichever is greater, is **$90,000.00** which amount is equal to or greater than the amount which the property or interest in property transferred would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED and SWORN to before me this the 20 day of December, 2016.

My Commission Expires: 12-18-19

NOTARY PUBLIC/Register

JOSHUA L. HUNTER
STATE OF TENNESSEE NOTARY PUBLIC
WHITE COUNTY

Certificate of Authenticity

I, Gary L. Dilliha, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TENNESSEE

County of ROBERTSON

Personally appeared before me, Rhonda Dunn, a notary public for this county and state, Gary L. Dilliha who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

RHONDA DUNN
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

My Commission Expires: October 26, 2020.

Notary's Seal (If on paper)