WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/13/17 11:40 4 pgs
Fees:23.00 Taxes:37.00
20170413-0036211

JILL SIMMONS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF Wilson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $10,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th day of April 2017

Notary Public

MY COMMISSION EXPIRES: 9/4/19

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jollerland LLC	Jollerland LLC	250319.00
(NAME)	(NAME)	
107 Strathmore Way	107 Strathmore Way	
(ADDRESS)	(ADDRESS)	
Hendersonville, TN 37075	Hendersonville, TN 37075	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Brian L. Shipman, Trustee under the Revocable Trust of A. Lamar Shipman dated December 6, 2011**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Jollerland LLC, a Tennessee limited liability company**, hereinafter called the GRANTEE(S), assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

SEE ATTACHED EXHIBIT "A"

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☑

This is improved ☐ property, known as 0 Moncrief Avenue, Goodlettsville, TN 37072
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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), assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), 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 our hands this 11th day of April, 2017.

Brian L. Shipman, Trustee

Brian L. Shipman, Trustee

Arrendal Lamar Shipman by Brian L. Shipman attorney in fact

Arrendal Lamar Shipman, by Brian L. Shipman, Attorney in fact

State of Tennessee
County of Wilson

On this 11th day of April, 2017 before me, the undersigned Notary Public, of the state and county aforesaid, personally appeared Brian L. Shipman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon his oath, acknowledged himself to be the Trustee under the Revocable Trust of A. Lamar Shipman dated December 6, 2011 , the within named bargainor, a corporation, and that he as such Trustee, as duly authorized executed the foregoing instrument for the purposes therein contained, by signing the name of the Trust by himself as Brian L. Shipman, Trustee.

Jill Simmons

Notary Public
My Commission Expires: 9/4/17

JILL SIMMONS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122

State of Tennessee
County of Wilson

On this 11th day of April, 2017, before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared Brian L. Shipman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he is the attorney-in-fact for Arrendal Lamar Shipman, and is authorized by him and does hereby acknowledge the execution of this instrument on his behalf, by virtue of an instrument of record in Instrument #20170413-0036163, Register's Office of Davidson County, Tennessee.

Jill Simmons

Notary Public

My Commission Expires: 9/4/17

JILL SIMMONS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

EXHIBIT A

DAVIDSON COUNTY MAP 25-03 PARCEL 19.00
BEING a tract of land lying in the 10th Civil District of Davidson County, Tennessee, and being part of lot 43 on the unrecorded plan of Resubdivision of Lots 43,44 and 45 Moncrief Subdivision and more particularly described as follows:

BEGINNING at an iron pin in the northern right-of-way Moncrief Avenue and being the southeast corner of Lot No 1 on the Plan of Moncrief Subdivision as of record in plat book 6200 page 815 RODC, Tennessee, and being the southwest corner of this tract, THENCE: N 49 deg 01 min 37 sec W, 770.89' to an iron pin at Rex Fletcher as of record in instrument #201602230017219 RODC, TN, THENCE: S 56 deg 28 min 00 sec E, 417.56' to an iron pin, THENCE: N 48 deg 56 min 25 sec E, 85.58' to a point, THENCE: S 41 deg 57 min 33 sec E, 329.20' to a pin in the northern right-of-way Moncreif Avenue, THENCE: S 30 deg 26 min 26 sec W, 100.00' to the point of beginning containing 1.19 acres more or less as per a survey by CK Surveyors dated 3/09/2017.

Being part of the same property conveyed to Brian L. Shipman, Trustee of the Revocable Trust of A. Lamar Shipman u/a/d 12/6/2011 by deed from Arrendal Lamar Shipman of record in Instrument No. 20111227-0101088 Register's Office for Davidson County, Tennessee. See also Deeds of record in Book 2452, page 611, Instrument No. 20051130-0143660 and 20120305-0019073 Register's Office for Davidson County, Tennessee. Martha S. Shipman having predeceased Arrendal Lamar Shipman.

TRUE COPY CERTIFICATION

I, Kimie Perry 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 WILSON

Personally appeared before me, Jill Simmons, a notary public for this county and state, Kimie Perry who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission expires: September 4, 2019
Notary Seal (if on paper)

