Bill Garrett Davidson County
Batch# 38865 DEEDWARR
12/18/2017 02:38:14 PM 2 pgs
Fees: $13.00 Taxes: $27.75

20171218-0128752

State of Tennessee)
County of Sumner)

The actual consideration or value, whichever is greater, for this transfer is $7,500.00.

Affiant

LYNETTE WALKER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Subscribed and sworn to before me, this 30 day of April, 2017.

Notary Public:
My Commission Expires: 5/8/2018

WARRANTY DEED

This Instrument Prepared By: Highland Title, LLC, 700 Johnny Cash Parkway, Hendersonville, TN 37075		
Name and Address and New Owner: Jollerland, LLC 107 Strathmore Way Hendersonville, TN 37075	Send Tax Bills To: New Owner	Map/Parcel Number: 018 15 0 022.00

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **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), and its assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows to-wit:

BEING a tract of land lying in the 10th Civil District of Davidson County, Tennessee, and being more particularly described as follows:

BEGINNING in the northern margin of Moncrief Avenue being the southwest corner of a tract owned by Shane Dye as of record in deed book 9774 page 453 RODC, TN., and being the southwest corner of this tract.

THENCE: N 60 deg 30 min 00 sec W, 723.89' to an iron pin in the southern margin of Moncrief Avenue.

THENCE: N 17 deg 52 min 30 sec E, 100.00' to a pin.

THENCE: S 49 deg 01 min 37 sec E, 770.84' to the point of beginning containing 0.99 acres more or less as per survey by CK Surveyors dated 3/09/2017.

Being a part of the same property conveyed to Brian Shipman, Trustee under the Revocable Trust of A. Lamar Shipman dated December 6, 2011 by deed from Arrendale Lamar Shipman of record in Instrument Number 20111227-0101088, Register's Office for Davidson County, Tennessee. See also Deeds of record in Book 2452, page 611, and Instrument No. 20051130-0143660 and Affidavit of record in Instrument No. 201220305-0019073, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:

Any and all plats, easements, restrictions, and other matters of record.

Easement of record in Book 1908, page 177, Register's Office for Davidson County, Tennessee.

This is unimproved property, known as: 0 Moncrief Avenue, Goodlettsville, TN 37072

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees. Grantors covenant with said Grantees that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and encumbrances of record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Witness my/our hand(s) this the 28th day of April, 2017.

Brian L. Shipman, Trustee

Brian L. Shipman, Trustee

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 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, 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.

Witness my hand and official seal, this 28th day of April, 2017.

COLLEEN CURTIS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2019

Commission Expires:

Notary Public: