Bill Garrett Davidson County
Batch# 61885 DEEDWARR
02/23/2018 12:18:00 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20180223-0017391

ADDRESS NEW OWNER AS:
Thomas and Johanna Bidwell
3010 Creekview Lane
Goodlettsville, TN 37072

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

Connie Stroud, Register
Robertson County Tennessee
Rec #: 274318 Instrument #: 327985
Rec'd: 15.00 Recorded
State: 277.50 2/21/2018 at 2:56 PM
Clerk: 1.00 in Record Book
Other: 2.00 1793
Total: 295.50 Pages 703-705

SEND TAX BILLS TO:
Thomas and Johanna Bidwell
3010 Creekview Lane
Goodlettsville, TN 37072

Map & Parcel 00200007800002 (Davidson)
Map & Parcel 00200007800001 (Davidson)
Map & Parcel 132L – A – 045.01 (Robertson)

THIS DEED OF CONVEYANCE, executed and delivered by **CHESTER SHRUM** and wife, **TERRIE SHRUM**, hereinafter called the Grantors, to **THOMAS BIDWELL** and **JOHANNA HARRIS BIDWELL,** husband and wife, hereinafter called the Grantees;

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 Grantors have this day bargained and sold, and do by these presents hereby sell, transfer and convey unto the said Grantees, survivor and assigns, a certain tract or parcel of land located in the 12th Civil District of Robertson County, Tennessee, and in the 10th Civil District of Davidson County, Tennessee, being more particularly described as follows, to-wit:

Beginning at an iron pin (old): in the southerly margin of Old Springfield Highway, the northeast corner of a tract of land which belongs to Mika R. Armstrong, having a deed reference in Record Book 955, Page 24, Register's Office of Robertson County, Tennessee (RORCT), the most northerly northwest corner of this tract, and continuing, as follows: S 87°01'12" E, 251.48 feet to a highway concrete monument (old), at the intersection of the southerly margin of Old Springfield Highway and the westerly margin of U.S. Highway #41; thence with the westerly margin of U.S. Highway #41, as follows: S 24°46'02" E, 221.04 feet to an iron pin (new): thence, S 02°28'51" E, 123.69 feet to an iron pin (old), in the westerly margin of U.S. Highway #41, the northeast corner of a tract of land which belongs to Edward C. Binkley, having a deed reference in Deed Book 5643, Page 458, Register's Office of Davidson County, Tennessee (RODCT); thence with the boundary of said tract of land which belongs to Edward C. Binkley as follows: N 87°12'14" W, 215.71 feet to an iron pin (old), thence, S 11°22'04" W, 557.47 feet to an iron pin (new), a corner of said tract of land which belongs to Edward C. Binkley in the easterly boundary of a tract of land which belongs to Marty Wall, having a deed reference in Instrument Number 20071204-0140239, RODCT; thence, N 13°43'55" W, 549.06 feet to an iron pin (new), a common corner of said tract of land which belongs to Marty Wall, and a tract of land which belongs to James L. Cook having a deed reference in Record Book 1306, Page 418, RORCT, and said tract of land which belongs to Mika R. Armstrong, thence with the boundary of said tract of land which belongs to Mika R. Armstrong, as follows: S 77°51'49" E, 62.00 feet to an iron pin (new); thence N 27°35'11" E. 188.40 feet to an iron pin (old): thence; N 12°30'46" W, 190.58 feet, to the point of beginning containing 3.73 acres, as surveyed by Steven E. Artz, Tennessee License No. 1708 d/b/a Steven E. Artz and Associates, Inc., 514 South Brown Street, Suite 600, Springfield, Tennessee 37172 dated January 18, 2010.

Being the same property conveyed to Chester Shrum and wife, Terrie Shrum, by deed from Pinnacle National Bank, of record in Instrument # 20100305-0017230, Register's Office of Davidson County, Tennessee, and at Record Book 1360, page 518, Register's Office of Robertson County, Tennessee.

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

The Grantors further covenant with the Grantees, survivor and assigns, that they have a good and perfect right to convey same, and that said property is unencumbered, except as otherwise set forth herein.

The Grantors further covenant with the Grantees that they 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 Grantors have hereunto set their signatures on the dates indicated in the notary acknowledgements below.

Chester Shrum
CHESTER SHRUM

Terrie Shrum
TERRIE SHRUM

STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Chester Shrum** 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 16 day of February, 2018.

TAMMY RUSH STATE OF TENNESSEE NOTARY PUBLIC EXP 12-23-2018 COUNTY OF ROBERTSON

My Commission Expires:

Tammy Rush
NOTARY PUBLIC

STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Terrie Shrum** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who under oath acknowledged that she executed the foregoing instrument for the purposes and considerations therein contained.

WITNESS my hand and official seal of office this the 16 day of February, 2018.

TAMMY RUSH STATE OF TENNESSEE NOTARY PUBLIC EXP 12-23-2018 COUNTY OF ROBERTSON

My Commission Expires:

Tammy Rush
NOTARY PUBLIC

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STATE OF TENNESSEE)
COUNTY OF ~~ROBERTSON~~) Cheatham

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 **$75,000.00** 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 19th day of February, 2018.

My Commission Expires: 1-10-21

NOTARY PUBLIC/Register

KAYTLYN N. DODSON STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM

True Copy Certification

As required under T.C.A §66-24-101(d) et seq.

I, L. Broner McCoy, 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 Cheatham

Personally appeared before me, Kaytlyn Dodson, a notary public for this county and state, **L. Broner McCoy**, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

This the 19th day of February, 2018.

Notary's Signature

My Commission Expires: 1.10.21

KAYTLYN N. DODSON
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY