SEND TAX BILLS TO
NEW OWNER AT:
Timothy R. & Teresa S. Vaden
2031 Union Hill Road
Goodlettsville, TN 37072

THIS INSTRUMENT PREPARED
BY: Gary L. Dilliha
Attorney at Law
516 South Main Street
Springfield, Tennessee 37172

Map: 016
Parcel: 026.00 (Part Of)

NO TITLE EXAMINATION, NO CLOSING.
THIS INSTRUMENT WAS PREPARED
SOLELY FROM INFORMATION FURNISHED
BY THE PARTIES

Karen Y Johnson Davidson County
Batch# 178161 **DEEDWARRSP**
12/27/2018 10:08:44 AM 3 pgs
Fees: $17.00 Taxes: $0.00

20181227-0125507

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, executed and delivered **GEORGE RANDALL SPENCER, SUCCESSOR TRUSTEE UNDER THE SHELBY H. SPENCER REVOCABLE LIVING TRUST AGREEMENT DATED NOVEMBER 8, 2002, (as Amended May 1, 2013)**, and by **TERESA S. VADEN**, individually, it being her intention to vest fee simple title in herself and her spouse, as tenants by the entirety, as provided for in Section 66-1-109, Tennessee Code Annotated, hereinafter called the Parties of the First Part, to **TIMOTHY R. VADEN** and spouse, **TERESA S. VADEN**, as tenants by the entireties, hereinafter called the Parties of the Second Part; WITNESSETH:

That for and in consideration of carrying out the terms of The Shelby H. Spencer Revocable Living Trust Agreement Dated November 8, 2002, (as Amended May 1, 2013), for creating tenancy by the entireties ownership and other good and valuable consideration, the receipt of which is hereby acknowledged, the Parties of the First Part have this day bargained and sold, and do by these presents hereby sell, transfer and convey unto the said Parties of the Second Part, survivors and assigns, a certain tract or parcel of land located in the 3rd Civil District of Davidson County, Tennessee, being more particularly described as follows, to-wit:

Beginning at an existing iron pin, said pin being the most southwest corner of Claudette Jones in QCD- 20051229-0156289 R.O.D.C.T., and the most northwest corner of herein described tract; Thence with the southerly line of said Jones for the next two calls: S 74°10'41" E, 820.91' to an iron pin; Thence S 60°54'33" E, 247.55' to an existing iron pin, said pin being a common corner of said Claudette Jones and Michael Jones in DB 9218, PG 95 R.O.D.C.T.; Thence now with said Michael Jones for the next nine calls: S 60°58'02" E, 42.87'; Thence S 43°27'55" E, 66.00'; Thence S 68°12'53" E, 198.00'; Thence S 59°12'52" E, 132.00'; Thence S 52°27'53" E, 66.00" Thence S 73°57'57" E 132.00'; Thence S 63°27'49" E, 132.00'; Thence S 48°27'52" E, 132.00'; Thence S 81°12'51" E 125.17' to a set iron pin in the westerly margin of a Wingo Way; Thence with the westerly margin of said Wingo Way for the next two calls: S 04°44'25" W, 315.27'; Thence S 06°03'17" W, 274.73' to a point in the northerly margin of Union Hill Road; Thence leaving said Wingo Way with said northerly margin of Union Hill Road for the next seven calls: Thence with a curve to the left (1= 05°13'00", R= 1798.33, & CB= S 64°09'39" W, 163.68'), L= 163.74'; Thence S 61°33'09" W, 804.68'; Thence with a curve to the right (1= 28°05'50", R= 361.92', & CB= S 75°36'08" W, 175.71'), L= 177.48'; Thence S 89°38'59" W, 173.87'; Thence with a curve to the left (1= 04°06'42", R= 2810.86', & CB= S 87°35'38" W, 201.66'); L= 201.71'; Thence with a curve

to the right (l= 01°48'58", R= 12677.19', & CB= S 86°26'46" W, 401.84'); L= 401.85'; Thence S 81°20'18" W, 21.15' to the south east corner of Timothy Vaden in DB 8358, PG 176 R.O.R.C.T.; Thence now leaving said margin with said Vaden for the next three calls: N 06°43'27" E, 832.98'; Thence N 73°46'33" W, 242.48'; Thence S 08°19'53" W, 565.48' to an existing iron pin, said pin being the northeast corner of Binkley Cemetery; Thence with said northerly line of said Binkley Cemetery N 83°45'24" W, 286.10' to a set iron pin; Thence now leaving said Binkley Cemetery with a new line N 16°56'15" E, 1623.39' to the point of beginning containing 65.922 acres.

BEING part of the property conveyed to The Shelby H. Spencer Revocable Living Trust by deed from Shelby H. Spencer of record as Instrument No. 20030128-0011394, Register's Office for Davidson County, Tennessee. Shelby H. Spencer died May 12, 2016. Pursuant to the provisions of said Living Trust, upon the death of Shelby H. Spencer, George Randall Spencer became Successor Trustee of the Shelby H. Spencer Revocable Living Trust Agreement dated November 8, 2002, (as Amended May 1, 2013). This deed is being executed to distribute the trust real estate in accordance with the terms thereof to Teresa S. Vaden, and vest tenancy by the entireties ownership in Timothy R. Vaden and spouse, Teresa S. Vaden.

TO HAVE AND TO HOLD the premises aforesaid, together with all the appurtenances and immunities thereto pertaining, unto the said Parties of the Second Part, survivors and assigns.

The Parties of the First Part further covenant with the Parties of the Second Part, survivors and assigns, that they are lawfully seized and possessed of said land with fee simple title, they have a good and perfect right to convey same, and that said property is unencumbered since the date and time that the Parties of the First Part acquired title.

The Parties of the First Part further covenant with the Parties of the Second Part, that they will warrant and forever defend the title herein conveyed to said property against the lawful claims and demands of all persons whomsoever, claiming by, through and under the Parties of the First Part, but no others.

IN WITNESS WHEREOF, the Parties have hereunto set their signatures on the dates indicated in the notary acknowledgements herein-below.

THE SHELBY H. SPENCER REVOCABLE
LIVING TRUST AGREEMENT DATED
NOVEMBER 8, 2002, (as Amended May 2, 2013)

George R. Spencer

BY: GEORGE RANDALL SPENCER
SUCCESSOR TRUSTEE

Teresa S Vaden

TERESA S. VADEN, Individually

(The remainder of this page is intentionally left blank. Notary acknowledgments are on the following page.)

STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

Before me, the undersigned, a Notary Public in and for the aforesaid State and County, personally appeared **George Randall Spencer**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Successor Trustee of The Shelby H. Spencer Revocable Living Trust Agreement, dated November 8, 2002 (as Amended May 2, 2013), the within named bargainor, and that he, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the Trust himself as Successor Trustee.

Witness my hand and official seal at office, this 20th day of December, 2018.

Jo Ann Atwood
Notary Public

My Commission Expires: 3/3/20

JOANN ATWOOD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 3, 2020

STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

Before me, the undersigned, a Notary Public in and for the aforesaid State and County, personally appeared **Teresa S. Vaden**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained .

Witness my hand and official seal at office, this 20th day of December, 2018.

Jo Ann Atwood
Notary Public

My Commission Expires: 3/3/2020

JOANN ATWOOD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 3, 2020

This conveyance is exempt from Tennessee Transfer Tax pursuant to: (a) TCA §67-4-409(a)(3)(G), as a deed executed by the trustee of a revocable living trust to implement a testamentary devise by the trustor of the trust; and (b) TCA §66-1-109, as a deed creating tenancy by the entireties ownership.