SEND TAX BILLS TO
NEW OWNER AT:
Heather S. Goodman
2101 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
Parcels: 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 2 pgs
Fees: $12.00 Taxes: $0.00

20181227-0125508

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)**, hereinafter called the Party of the First Part, to **HEATHER S. GOODMAN**; hereinafter called the Party 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), and other good and valuable consideration, the receipt of which is hereby acknowledged, the Party of the First Part has this day bargained and sold, and does by these presents hereby sell, transfer and convey unto the said Party of the Second Part, heirs 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 a Walnut stump, the northwest corner of this tract in the east line of a tract of 55.78 acres conveyed to W. M. Greer by deed of record in Book 539, page 241, Register's Office for said County; thence with said line south 2 1/2 degrees west 92 poles to a point; the southwest corner of a tract of ten acres of land conveyed to J. T. Greer by deed of record in Book 432, page 206, said Register's Office, said point being the most northerly corner of a triangular tract of five acres conveyed to Ethel Greer by deed of record in Book 754, page 74, said Register's Office; thence with said Ethel Greer's northeasterly line south 47 1/4 degrees east 39.08 poles, south 48 degrees east 16.36 poles, the most easterly point in said five acre tract in the north line of tract of three acres now owned by Ethel Greer; thence south 87 degrees east 17.14 poles, the northeast corner of said three acre tract and the most northerly corner of a tract of 6.5 acres conveyed to W. M. Greer by deed from J. T. Greer and wife of record in Book 670, page 153, said Register's Office; thence with the east line of said tract south 31 1/4 degrees east 23 poles more or less, south 16 1/2 degrees east 46.8 poles, the southeast corner of said 6.5 acre tract; thence south 87 degrees east 16.1 poles to a stake in the south line of a tract of 125 acres formerly owned by Acquilla Greer; thence north 18 degrees 30 minutes west 76 poles to a stake; thence north 6 degrees 30 minutes west 119.2 poles to a point in the south line of the Chapman land; thence north 87 degrees west 55.5 poles to the point of beginning, containing 52.79 acres, more or less.

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

The Party of the First Part further covenants with the Party of the Second Part, heirs and assigns, that the successor trustee is lawfully seized and possessed of said land with fee simple title, the successor trustee has a good and perfect right to convey same, and that said property is unencumbered since the date and time that the Party of the First Part acquired title.

The Party of the First Part further covenants with the Party of the Second Part, that the trust 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 Party of the First Part, but no others.

IN WITNESS WHEREOF, the Party has hereunto set his signature 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)

BY: GEORGE RANDALL SPENCER
SUCCESSOR TRUSTEE

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.

Notary Public

My Commission Expires: 3/3/2020

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

This conveyance is exempt from Tennessee Transfer Tax pursuant to 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.