STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

Barbara Louv

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th day of May, 2009.

BONNIE S. ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Bonnie S. Anderson

Notary Public

MY COMMISSION EXPIRES: ~~November 30, 2009.~~ 11/7/11

(AFFIX SEAL)

EXECUTORS DEED

THIS INSTRUMENT WAS PREPARED BY
LEHMAN TITLE & ESCROW, LLC 6 CADILLAC DR STE 190 BRENTWOOD, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Barbara Joan Louv	NEW OWNER	104-8-358
(NAME) 1624 16th Ave. S	(NAME)	
(ADDRESS) Nashville, TN 37212	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

ESTATE OF JOHN W. RICHARDSON,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

BARBARA JOAN LOUV,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING the south 70 feet of the north 80 feet of the west 145 ½ feet, more or less, of Lot No. 66 on the Plan of Q.B. Hayes' large lots, as of record in Book 21, page 87, Register's Office for said County.

Said Lot No. 66 fronts 70 feet on the easterly side of 16th Ave. South, formerly Belmont Avenue, and runs back between parallel lines 145 ½ feet more or less, to an alley in the rear.

Being the same property conveyed John W. Richardson and wife Helen H. Benton Richardson by Quitclaim deed from Florence H. Benton, who reserved a life estate, of record in Book 5506, page 15 Register's Office for Davidson County, Tennessee. The said Florence H. Benton having since died, vesting the property soley in the name of John W. Richardson and wife Helen H. Benton Richardson. The said Helen H. Benton Richardson having since died vesting the property in John W. Richardson as her surviving spouse. The said John W. Richardson having since died and Estate has been opened for Probate in Davidson County, Tennessee docket No. 08P-1804, Barbara Joan Louv being the duly appointed Executor of the Estate.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 1624 16th Ave. S, Nashville, TN 37212

(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, their heirs and 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.

BILL GARRETT, Davidson County
Trans:T20090030853 DEEDWARR
Recvd: 05/08/09 15:05 2 pgs
Fees:12.00 Taxes:0.00
20090508-0042716

Witness our hands this 8th day of May, 2009.

Diane Headley

Diane Headley

Barbara Joan Louv

Barbara Joan Louv

Estate of John W. Richardson
By: Barbara Joan Louv
Barbara Joan Louv, Executrix

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Barbara Joan Louv with whom I am personally acquainted, and who upon oath acknowledged him/herself to be the Executrix of the **ESTATE OF JOHN W. RICHARDSON**, and being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the **ESTATE OF JOHN W. RICHARDSON** by him/herself as Executrix.

Witness my hand and official seal at Nashville, Tennessee this 8th day of May, 2009

Commission expires: 11/7/11

Bonnie S. Anderson
Notary Public

BONNIE S. ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned notary public, Diane Headly and Barbrara Joan Louv, the within named bargainor, with whom I am personally acquainted (or proven to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 8th day of May, 2009

My Commission Expires: 11/7/11

Bonnie S. Anderson
Notary Public

BONNIE S. ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.