This Instrument Prepared By:
Sherrard & Roe PLC (WLH)
150 3rd Ave. South, Suite 1100
Nashville, TN 37201

Davidson County DEEDWARR
Recvd: 08/25/11 13:46 4 pgs
Fees:22.00 Taxes:0.00
20110825-0065876

# EXECUTOR'S DEED

Address New Owners:
Mark Humphreys Kelly, et al.
3811 Richland Ave.
Nashville, TN 37205

Send Tax Bills To:
same

Map/Parcel Number:
Map 104-13-A
Parcel 35

WHEREAS, Nancy Humphreys Kelly (the "Decedent") died on February 1, 2010, and Decedent's Last Will and Testament, dated May 23, 1984, was admitted to probate on February 26, 2010, as File No. 10P-324 in the Seventh Circuit Court for Davidson County, Tennessee (Probate Division) (the "Will");

WHEREAS, Mark Humphreys Kelly is the duly appointed Executor (the "Executor") of the Decedent's Estate (the "Estate") under the Will; and

WHEREAS, the Executor desires to convey all of the Decedent's right, title and interest in and to certain real property located in Davidson County, Tennessee, described on Exhibit A attached hereto and incorporated herein by this reference (the "Property") to Mark Humphreys Kelly and Leslie Owen Kelly, as equal tenants in common, in order to settle matters of the Estate in accordance with the terms of the Will.

NOW, THEREFORE, in consideration of the foregoing premises and no other monetary consideration, the Executor hereby transfers, and conveys all of the Executor's right, title and interest in the Property to Mark Humphreys Kelly and Leslie Owen Kelly, as equal tenants in common (the "Beneficiaries").

This Property is being transferred expressly subject to all limitations, restrictions and encumbrances that may affect the Property.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to the Beneficiary, its successors and assigns, forever; and the Executor hereby transfers, assigns, and sets over unto the Beneficiaries, all of the Estate's right, title and interest in the said Property with full benefit of the Executor's warranties to the maximum extent that he can or should do as Executor, but not further or otherwise.

IN WITNESS WHEREOF, the Executor has executed this instrument this 24 day of August, 2011.

Mark Humphreys Kelly

Mark Humphreys Kelly, Executor
Estate of Nancy Humphreys Kelly

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, a Notary Public in and for said State and County, Mark Humphreys Kelly, who upon oath acknowledged that he is the Executor of the Estate of Nancy Humphreys Kelly, deceased (the "Estate"), the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who further acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, this 24 day of August, 2011.

Notary Public

My Commission Expires: March 3, 2015

WYVETTE D. HUGHES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

This transfer is exempt from taxation pursuant to T.C.A. 67-4-409 (a)(3)(D).

Affiant

Subscribed and sworn to before me this 24th day of August, 2011.

Notary Public

My Commission Expires: 3-3-2014

SARAH GWALTNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
Sarah Gwaltney
My Commission Expires
March 3, 2014
STATE OF TENNESSEE

## EXHIBIT A

Land in Davidson County, Tennessee, being Building Site No. 35 on the Plan of Section One Richmeade Place, as of record in Plat Book 4860, Page 44, Register's Office for said County, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Nancy H. Kelly, an unmarried person, by deed from Mary Beth Pittman, an unmarried person, of record in Deed Book 9849, Page 615, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Book 4991, Page 637 and amended in Book 5019, Page 946: Book 5039, page 256, page 5733, page 628 and to the by-laws of record in Book 5036, Page 338, Register's Office for said County.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, easements and rights-of-way for public utilities of record.

This is improved property known as 401 Bowling Avenue, Unit #60, Nashville, Tennessee 37205.

## CERTIFICATE OF AUTHENTICITY

I, William L. Harbison, 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.

William L. Harbison

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Before me, a Notary Public in and for the County and State aforesaid, personally appeared, William L. Harbison, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledges this certification of an electronic document is true and correct.

WITNESS my hand and seal at office in Nashville, Tennessee, this 2nd day of August, 2011.

SARAH GWALTNEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
Sarah Gwaltney
My Commission Expires
March 3, 2014
STATE OF TENNESSEE

Notary Public

My Commission Expires: 3-3-2014