This Instrument Prepared From Information Furnished by the Parties by:
**IMOGENE W. BOLIN, ATTORNEY, 313 ENON SPRINGS RD EAST, SMYRNA, TENNESSEE 37167**

MAP, GROUP & PARCEL 119-05-0267

SEND TAX BILLS TO:

New Owner

NAME AND ADDRESS OF NEW OWNERS:

CTW PROPERTIES, LLC
804 Holt Grove CT
Nashville, TN 37211

STATE OF TENNESSEE )
ss.:
COUNTY OF DAVIDSON )

BILL GARRETT, Davidson County
Trans:T20110066575 DEEDWARR
Recvd: 10/25/11 08:46 2 pgs
Fees:13.00 Taxes:325.60
20111025-0082797

**EXECUTOR'S DEED**

**KNOW ALL PERSONS BY THESE PRESENTS** that **TERRESA CLEM AND SHELIA YATES,** duly appointed Co-Executrices of the **ESTATE OF ESTELLE JOHNSON**, deceased, which Estate is being administered in the Probate Court for Rutherford County, Tennessee, for and in consideration of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, the receipt of all of which is hereby acknowledged, and other good and valuable consideration receipt of which is hereby acknowledged, and in accordance with the distribution of the estate of the deceased, pursuant to the decedent's Will which was duly admitted to Probate in Rutherford County, Tennessee, on the 6th day of May, 2011 and recorded in Will Book 50, Page 656, in the County Clerk's Office for Rutherford County, hereby releases, remises and forever transfers and conveys unto **CTW PROPERTIES, LLC,** a Tennessee Limited Liability Company, its successors and assigns forever, all right, title and interest of the decedent and Decedent's Estate in and to that certain parcel of land in Davidson County, Tennessee, more particularly described as follows, to-wit:

> **BEING** Lot No. 61, Block 26, on the Map of Re-subdivision of Lots 4, 5,6,7,8,9, in Block 27, Lots 2,3,5,6, in Block 26 & Blocks 23 & 24, Cumberland Nurseries, a plat which is of record in Book 161, Page 139, Register's Office for Davidson County, Tennessee.
>
> Being the same property conveyed to Reese E. Whittington et ux Estelle J. Whittington by Warranty Deed dated March 21, 1979, and appearing of record in Book 5408, page 881, Register's Office for Davidson County, Tennessee. Reese E. Whittington died on the 9th day of January, 1989, leaving Estelle J. Whittington, as surviving tenant by the entirety. Estelle J. Whittington, now known as Estelle J. Johnson, a widow, died testate in Rutherford County, Tennessee, on March 2, 2011, granting Terresa Clem and Shelia Zimmerman, now known as Shelia Yates the full power and authority to sell, transfer and convey said real property without joinder of any beneficiaries. For further source of title, see: Will Book 50, Page 656, Office of County Clerk for Rutherford County, Tennessee.
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> THIS CONVEYANCE is made subject to all matters shown on plat of Record in Book 161, page 139, of the Register's Office for Davidson County, Tennessee; and to all zoning and subdivision regulations of the appropriate governmental body, along with any easements and right of ways of public roads and utilities.
>
> This is improved property known as 301 Lutie Street, Nashville, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land in fee simple together with all of the

appurtenances, estate and title thereunto belonging unto the said Grantee herein, its successors and assigns, forever.

AND Grantors do covenant with the said Grantee herein that they are lawfully seized and possessed of said land in fee simple; have a good right to convey the same; and, the same is unencumbered except as set forth herein. The 2011 property taxes are being prorated between the parties hereto, the taxes being paid from the proceeds of the sale.

AND, Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee herein, its successors and assigns, against the lawful claims of all persons, whomsoever.

Possession of the within-described property will be given to the Grantee with delivery of deed.

**WITNESS OUR HANDS** on the 21st day of October, 2011.

**ESTATE OF ESTELLE JOHNSON**

By: Terresa Clem
**Terresa Clem, Co-Executrix**

By: Shelia Yates
**Shelia Yates, Co- Executrix**

STATE OF TENNESSEE )
ss.:
COUNTY OF RUTHERFORD )

On this 21st day of October, 2011, before me, personally appeared **TERRESA CLEM AND SHELIA YATES,** as Co-Executrices of the Estate of Estelle Johnson, deceased, to me known to be the person described in and who executed the foregoing instrument, and who acknowledged, upon oath, the execution of same to be their free act and deed.

WITNESS MY HAND and official seal at office in Smyrna, Tennessee, this 21st day of October, 2011.

Jane E Rabideau
Notary Public

My commission expires: 10/22/2012

JANE E. RABIDEAU STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY, TENN.

**AFFIDAVIT**

I hereby certify or swear that the actual consideration for this transfer or value of the property transferred, whichever is greater is $88,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, this 24th day of October, 2011.

Jane E Rabideau
Notary Public

My commission expires: 6/22/2012

JANE E. RABIDEAU STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY, TENN.