This instrument prepared by:

BILL GARRETT, Davidson County
Trans:T20120000427 DEEDWARR
Recvd: 01/03/12 16:04 4 pgs
Fees:22.00 Taxes:0.00
20120103-0000546

JOHN R. REYNOLDS (#2522)
Attorney at Law
Suite 2702, The Office Tower
611 Commerce Street
P. O. Box 190481
Nashville TN 37219-0481
Tel: (615) 256-2694
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NOTE TO REGISTER: Upon recording, please return the recorded instrument to: JOHN R. REYNOLDS, Attorney at Law, Suite 2702, The Office Tower, 611 Commerce Street, P. O. Box 190481, Nashville TN 37219-0481.

Address New Owner(s) as follows: **Joseph P. Sbuttoni, Sr., 4303 Castleman Drive, Nashville TN 37215**

Name and Address of the person or entity responsible for payment of real property taxes: **SAME**

Map/Parcel No./Dist. **117 16 0 027.00**

PERSONAL REPRESENTATIVE'S DEED

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, BERNARD J.(JOSEPH) SBUTTONI died 28 July 2011, and his estate is being administered in the **Seventh** Circuit Court, **Davidson** County, Tennessee, Case No. **11P-1301**; and

WHEREAS, BERNARD J. SBUTTONI, deceased, left a paperwriting dated 07 April 2011, which was admitted to probate on 08 September 2011, as his Last Will and Testament and recorded in Will Book/page **11P-1301**, **Seventh** Circuit Court, **Davidson** County, Tennessee; and

WHEREAS, JOSEPH P. SBUTTONI, SR., is the residual legatee under the paperwriting dated 07 April 2011; and

WHEREAS, JOSEPH P. SBUTTONI, SR., is the duly appointed and acting Personal Representative of the Estate of **BERNARD J. SBUTTONI,** deceased, under Letters of Authority issued 08 September 2011;

NOW, THEREFORE, for and in consideration of the foregoing and other good and valuable considerations, the receipt and adequacy of which are hereby acknowledged, and as evidence of the devise of and vesting the real property hereinafter described to **JOSEPH P. SBUTTONI, SR.**, the undersigned, **JOSEPH P.**

SBUTTONI, SR., Personal Representative of the Estate of **BERNARD J. SBUTTONI,** deceased, hereinafter referred to as Grantor, has bargained and sold and by these presents does hereby transfer and convey to **JOSEPH P. SBUTTONI, SR.**, his heirs and assigns, hereinafter referred to as Grantee, that certain tract or parcel of land in **Davidson County, Tennessee,** being more particularly described on **EXHIBIT A** attached hereto and made a part hereof.

This is **improved** property located at and known as **1602 Green Hills Drive, Nashville, Davidson County, Tennessee 37215.**

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, **JOSEPH P. SBUTTONI, SR.**, his successors and assigns, forever; and Grantor does covenant with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as shown herein. Grantor does further covenant and bind himself/his heirs and representatives, to warrant and forever defend the title to said land to the said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

Grantor and Grantee are used for singular or plural, as context requires.

IN WITNESS WHEREOF, Grantor has executed this Executor's Deed on the 29th day of December 2011.

Joseph P. Sbuttoni Sr.

JOSEPH P. SBUTTONI, SR., Personal Representative of the Estate of **BERNARD J. SBUTTONI,** deceased.

STATE OF **TENNESSEE**

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said State and County aforesaid, the within named **JOSEPH P. SBUTTONI, SR.,** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be Personal Representative of the Estate of **BERNARD J. SBUTTONI,** deceased, the within named Grantor, and that he as such Personal Representative executed the foregoing Executor's Deed for the purposes therein contained, by signing his name as Personal Representative.

Witness my hand and official seal at Nashville, Tennessee, this 29th day of December 2011.

_____ Notary Public

My commission expires: 01072013

JOHN R. REYNOLDS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF **TENNESSEE**
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $308,100.00

Joseph P. Sbuttoni Sr.
_____ Affiant

Subscribed and sworn to before me
this 29th day of December 2011.

_____ Notary Public

My commission expires 01072013

JOHN R. REYNOLDS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

EXHIBIT A

1602 Green Hills Drive, Nashville, Davidson County, Tennessee 37215

Map/Parcel No. 117 16 0 027.00

Land in Davidson County, Tennessee, and being Lot No. 2 on the Plat of Green Hills Subdivision No. 2 as shown of record in Book 547, page 139, Register's Office of Davidson County, Tennessee.

Said Lot No. 2 fronts 75.0 feet on the northerly side of Green Hills Drive and runs back between parallel lines 150 feet to a deadline.

Being the same property conveyed to Bernard J. Sbuttoni by deed from Edward A. Clifton and wife, Cecele L. Clifton, as shown of record in Book 4206, page 194, Register's Office for Davidson County, Tennessee.

Bernard J. Sbuttoni died the 28th day of July 2011, leaving a Last Will and Testament which was admitted to probate on 08 September 2011, in the Seventh Circuit Court, Davidson County, Tennessee, Case No. 11P-1301.

Under the Last Will and Testament admitted to probate, Bernard J. Sbuttoni devised this real property to his brother, Joseph P. Sbuttoni, Sr.

This Deed is evidence of distribution of the above-described real property to **JOSEPH P. SBUTTONI, SR.**, devisee under the Last Will and Testament of **BERNARD J. SBUTTONI**, deceased and is exempt from any recordation tax pursuant to ***Tennessee Code Annotated, Section 67-4-409 (a) (3) (D).***