THIS TRANSFER IS EXEMPT FROM
RECORDING TAX PURSUANT TO
T.C.A § 67-4-409(a)(3)

BILL GARRETT, Davidson County
Trans:T20120010388 DEEDWARR
Recvd: 02/10/12 13:58 2 pgs
Fees:12.00 Taxes:0.00
20120210-0012165

**Record and Return Mail To:**
This Instrument Prepared By:
RUSS COOK AND ASSOCIATES, P.C.
5141 Virginia Way, STE 220
Brentwood, Tennessee 37027
(615) 370-2444

# DEED OF EXECUTRIX

Address of New Owner:
Diana Mundy
116 Cherokee Road
Hendersonville, TN 37075

Send Tax Bills To:
Same

Map and Parcel
Map 61 15
Parcel 109.00

## WITNESSETH

I, **Diana Mundy, Executrix of the Last Will and Testament of Mary L. Colgate**, hereinafter called the "Grantor" by these presents do hereby transfer and convey unto **Diana Mundy**, "Grantee" all her right, title and interest in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Being Lot No. 10 of Block "B" on the map of the re-subdivision of Sunnymeade, as of record in Book 974, page 56 and 57, Register's Office for said County.

Said Lot No. 10 fronts 60 feet on the southerly side of Ardee Avenue and runs back between parallel lines 140 feet to a dead line.

Being the same property conveyed to Mary L. Colgate by Quitclaim Deed from Mary E. Bryan, dated December 11, 1987, of record in Deed Book 7425, Page 602, Register's Office for Davidson County, Tennessee. Mary L. Colgate died on November 18, 2011, resulting in her interest herein conveyed being administered as part of her probate estate in accordance with the Last Will and Testament of Mary L. Colgate dated October 21, 2004 filed as Case No. 11P1899, Davidson County Probate Court.

This is improved property known as **1128 Ardee Avenue, Nashville, Tennessee 37216**.

**TO HAVE AND TO HOLD**, the said tract or parcel of land with the

appurtenances, estate title and interest thereto belonging to the Grantee, its heirs and assigns forever;

AND the said Diana Mundy, in her capacity as Executrix under the Last Will and Testament of Mary L. Colgate, deceased, filed in Davidson County Probate Court as Case No. 11P1899 does hereby covenant with the Grantee that as such Executrix (and not individually) she is lawfully seized and possessed of the said land in fee simple, has a good right to convey it, and the same is unencumbered except for those matters hereinabove mentioned;

AND as such Executrix, (and not individually) she does further covenant and bind herself to warrant and forever defend the title to the said real property to the said Grantee, and its heirs and assigns, against the lawful claims of all persons claiming by or through said Executrix.

As a result of this conveyance, **Diana Mundy** will own a one hundred percent (100%) interest in the real property described above.

**IN WITNESS WHEREOF**, I have hereunto set my hand on this the 7th day of Feb., 2012.

Diana Mundy
**Diana Mundy, Executrix**

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named **Diana Mundy, Executrix of the Last Will and Testament of Mary L. Colgate**, deceased, with whom I am personally acquainted and who acknowledged that as such Executrix, she executed the within instrument for the purpose therein contained.

Witness my hand and seal this 7th day of February, 2012.

Notary Public

RUSSELL T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires:
11/18/2015