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

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 EXECUTOR

Address of New Owner:	Send Tax Bills To:	Map and Parcel
Mark Edwina Maggart	Same	Map 131 04
4026 Lealand Lane		Parcel 212 .00
Nashville, TN 37204		

WITNESSETH

I, **Edsel Ford Maggart, Jr., Executor of the Last Will and Testament of Will Edna Ragland**, hereinafter called the "Grantor" by these presents do hereby transfer and convey unto **Mark Edwina Maggart**, "Grantee" all his 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 on the Map of Duncanwood, as of record in Book 1424, page 139, Register's Office for said County.

Said Lot No. 10 fronts 100 feet on the north side of Brookmeade Drive and runs back between lines, 149.2 feet on the west line, 149 feet on the east line to a dead line in the rear on which it measures 100 feet.

Being the same property conveyed to John B. Ragland, Jr. and wife, Will Edna Ragland, by Warranty Deed from Woodhaven Homes, Incorporated, a corporation organized and existing under the laws of the State of Tennessee, dated May 25, 1950, of record in Deed Book 1855, Page 453, Register's Office for Davidson County, Tennessee. John B. Ragland, Jr. died on November 14, 2010, resulting in the property being vested in Will Edna Ragland as surviving tenant by the entirety. Will Edna Ragland died on March 18, 2012, resulting in her interest herein conveyed being administered as part of her probate estate in accordance with the Last Will and Testament of Will Edna Ragland dated December 6, 2010 filed as Case No. 12P823, Davidson County Probate Court.

BILL GARRETT, Davidson County
Trans:T20120052019 DEEDWARR
Recvd: 07/16/12 09:30 3 pgs
Fees:17.00 Taxes:0.00
20120716-0062075

Said property is conveyed subject to the restrictions, limitations and easements set out in an instrument of record in Book 1786, page 178, said Register's Office and also subject to the owner's certificate as set out on the Plan of said Subdivision which is of record in Book 1424, page 139, said Register's Office.

This is improved property known as **1128 Brookmeade Drive, Nashville, Tennessee 37204**.

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 **Edsel Ford Maggart, Jr.**, in his capacity as Executor under the Last Will and Testament of Will Edna Ragland, deceased, filed in Davidson County Probate Court as Case No. 12P823 does hereby covenant with the Grantee that as such Executor (and not individually) he 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 Executor, (and not individually) he does further covenant and bind himself 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 Executor.

As a result of this conveyance, **Mark Edwina Maggart** 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 9th day of July, 2012.

Edsel Ford Maggart

Edsel Ford Maggart, Jr., Executor

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 **Edsel Ford Maggart, Jr., Executor of the Last Will and Testament of Will Edna Ragland**, deceased, with whom I am personally acquainted and who acknowledged that as such Executor, he executed the within instrument for the purpose therein contained.

Witness my hand and seal this 9th day of July, 2012.

Lauren Schick
Notary Public

My Commission Expires:
Sep. 8, 2013

