BILL GARRETT, Davidson County
Trans:T20120056083 DEEDWARR
Recvd: 07/31/12 10:11 5 pgs
Fees:28.00 Taxes:2127.50
20120731-0067314

I, **CHARLES DROSTAN GUTHRIE**, Notary Public in and for England and Wales, by Royal Authority, do hereby certify that on the day hereof came and appeared before me **KAREN ANN DEWING**, made known to me by due identification to be the person named and described in the within-written deed and in my presence did duly sign and deliver the same as and for her free voluntary act and deed.

GIVEN under my hand and Seal of Office this Wednesday, 20 June 2012

CHARLES DROSTAN GUTHRIE

CHARLES DROSTAN GUTHRIE
Notary Public
Tel: 020 7630 1777 Mob: 07850 123 141
Email: info@notary.co.uk Web: notary.co.uk
Notary.Co.UK Ltd is registered in England under company number 05137524
Registered office: Windwards, The Glade, Kingswood, Surrey, England, KT20 6JJ

THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 30665-06-2012** File Box 9-B	STATE OF TENNESSEE / COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $575,000.00. KAREN ANN DEWING Affiant Subscribed and sworn to before me this 20th day of June, 2012. Notary Public My Commission Expires: UPON MY DEATH

WARRANTY DEED

Address New Owner: Blair S. Myers, Kelli D. Myers 1021 Lynnwood Boulevard Nashville, TN 37215	**Send Tax Bills To:** New owner 4321 Beekman Dr. Nashville TN 37214	**Tax Information:** Map and Parcel No.: 130 140 02900

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Mary Lee W. Jackson and Karen W. Dewing, Co-Executors of the estate of Kathryn K. Whitehead, deceased,** ("Grantor"), hav this day bargained and sold, and do hereby transfer and convey to **Blair S. Myers and wife, Kelli D. Myers,** ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 1021 Lynnwood Boulevard, Nashville, TN 37215.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their heirs and assigns, forever.

And Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantors further covenant and bind themselves, their successors and assigns, to warrant and forever defend the title to said real estate to Grantees, their heirs and assigns, against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

[redacted]

Charles Drostan Guthrie LLB, TEP
Notary Public & Private Client Lawyer
Grosvenor Gardens House
35-37 Grosvenor Gardens
London SW1W 0BS
Tel: 0207 630 1777
Email: mobile@notary.co.uk

NOTARY PUBLIC ENGLAND & WALES CHARLES DROSTAN GUTHRIE

IN WITNESS WHEREOF, Grantor has executed this instrument on the 20th day of June, 2012.

Karen W. Dewing

Karen W. Dewing, Co-Executor

STATE OF ENGLAND, UNITED KINGDOM

CITY of WESTMINSTER

Personally appeared before me, the undersigned, a Notary Public in and for the referenced jurisdiction, aforesaid, **Karen W. Dewing, Co-Executor of the estate of Kathryn K. Whitehead, deceased**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand at office this 20th day of June, 2012.

Notary Public

My Commission Expires: UPON MY DEATH

Charles Drostan Guthrie LLB, TEP
Notary Public & Private Client Lawyer
Grosvenor Gardens House
35-37 Grosvenor Gardens
London SW1W 0BS
Tel: 0207 630 1777
Email: mobile@notary.co.uk

[redacted]

NOTARY PUBLIC ENGLAND & WALES CHARLES DROSTAN GUTHRIE

IN WITNESS WHEREOF, Grantor has executed this instrument on the 20th day of June, 2012.

Mary Lee W. Jackson, Co-executor

Mary Lee W. Jackson, Co-Executor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Mary Lee W. Jackson, Co-Executor of the estate of Kathryn K. Whitehead, deceased**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand at office this 30th day of ~~June~~ July, 2012.

Notary Public

GEORGE E. MUDDER, JR.
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires: _____

My Commission Expires MAY 3, 2016

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 37 on the Plan of Chickering Hills, Section One, of record in Plat Book 2331, page 8, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Frank Whitehead, Jr. and wife, Kathryn Kent Whitehead, by deed dated December 22, 1954, from W. L. Bainbridge, Jr., Trustee, and W. L. Bainbridge, Jr. and wife, Julia W. Bainbridge, of record in Book 2338, page 607, Register's Office for Davidson County, Tennessee. Frank Whitehead, Jr. died on April 17, 1999. Kathryn Kent Whitehead died on March 8, 2012. Kathryn Kent Whitehead and Kathryn K. Whitehead are one and the same person. By the terms of her will, of record in Docket No. 12P460, Davidson County Probate Court Clerk's Office, the Testatrix directed that all real estate which she owned at the time of her death be administered as part of her probate estate, subject to the control of her executors. Letters Testamentary were issued to Mary Lee W. Jackson and Karen W. Dewing.

This conveyance is made subject to:

1. State and County taxes for the year.2012, which have been prorated between the parties and assumed by the Grantees.
2. All matters appearing on the Plan of record as Book 2331, page 8, Register's Office for Davidson County, Tennessee.

20- JUNE -2012

CHARLES DROSTAN GUTHRIE LLB, TEP
NOTARY PUBLIC

I certify this is 'exhibit A' in the Warrenty Deed of Karen Ann Dewing made before me on 20 June 2012

Charles Drostan Guthrie LLB, TEP
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