BILL GARRETT, Davidson County
Trans:T20120065658 DEEDWARRSP
Recvd: 08/31/12 15:51 3 pgs
Fees:17.00 Taxes:0.00
20120831-0079119

This Instrument prepared by:
James R. Cheshire, III, Attorney
915 Huntington Circle
Nashville, Tennessee 37215

EXECUTOR'S SPECIAL WARRANTY DEED

Address New Owner as Follows:	Send tax bills to:	Map-Parcel No.:
Jenny Renee Mallory 216 Blanchard Place Nashville, Tennessee 37214	Same	Map: 95-4 Parcel: 132

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

This deed is executed by an executor to implement a testamentary devise and, as such, pursuant to TCA Section 67-4-409(a)(3)(D) no transfer tax is due.

James R Cheshire III
AFFIANT

Subscribed and sworn to before me
this 31st day of August 2012.

Amanda Durham
Notary Public

AMANDA DURHAM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My commission expires: 7/6/15

FOR AND IN CONSIDERATION OF THE SUM OF Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged,

the undersigned, **James R. Cheshire, III, Executor of the Estate of Mary Lucille Kerr** , deceased, with full power to sell and convey without the joinder of any beneficiary of such estate or approval of any court, herein referred to as Grantor, does hereby transfer, convey and assign to **Jenny Renee Mallory,** hereinafter referred to as Grantee, her heirs, representatives and assigns, that certain parcel of land situated, lying and being in Davidson County, Tennessee, specifically described as follows:

Being Lot No. 68, on the Plan of Eva-Mor Heights, of record in Book 1424, Page 149, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Mary Lucille Kerr, unmarried, by deed from Susan E. Hartigan, unmarried, dated February 24, 1997 of record in Book No. 10362, Page 201, Register's Office of said County. The said Mary Lucille Kerr died a single person on June 28, 2009 leaving a Last Will and Testament of record under Docket Number 09P1107, Probate Court Clerk's Office of Davidson County, Tennessee, pursuant to which this transfer is made.

This is improved property know as 216 Blanchard Place, Nashville, Tennessee 37214.

This conveyance is made subject to 2012 Metropolitan Government taxes, a lien, but not yet due and payable; a ten (10) foot public utility and drainage easement along the rear line and thirty (30) foot minimum building setback line from Blanchard Place, both as shown on the plan of record in Book 1424, Page 149, said Register's Office; and to any other liens, easements or restrictions of record.

TO HAVE AND TO HOLD all of Grantor's right title and interest in and to the above described property unto the said Grantee, her heirs, personal representatives and/or assigns, forever in fee simple.

AND the Grantor does covenant with the Grantee that Grantor in his capacity as such executor, but no further or otherwise, (i) is lawfully seized and possessed of said property in fee simple, (ii) has a good right to convey same, and (iii) except as noted above, the property is free from all encumbrances made by Grantor; and Grantor will warrant and forever defend the title to said property to the said Grantee, her heirs, personal representatives and assigns against the lawful claims of all persons claiming by, through or under Grantor, but no further or otherwise.

WITNESS my hand this 31st day of Aug., 2012.

James R. Cheshire, III, Executor of the Estate of
Mary Lucille Kerr, deceased

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, James R. Cheshire, III, Executor of the Estate of Mary Lucille Kerr, deceased, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 31st day of August 2012.

AMANDA DURHAM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

My commission expires: 7/6/15