BILL GARRETT, Davidson County
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THIS INSTRUMENT PREPARED BY:
BECK & BECK, Attorneys at Law, PLLC
4205 Gallatin Road
Nashville, TN 37216

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is One ($1.00) Dollar.

Charles Steven Warner
AFFIANT

Subscribed and sworn to before me, this 24th day of August, 2012.

Melinda G. Rooker
Notary Public

My Commission Expires: _____

MELINDA G. ROOKER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

ADDRESS NEW OWNERS:
CHARLES STEVEN WARNER
3724 BAKERTOWN RD
NASHVILLE, TN 37211

SEND TAX BILLS TO:
Same

MAP/ Parcel: 148-06-120.00

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EXECUTOR'S QUITCLAIM DEED

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KNOW ALL MEN BY THESE PRESENTS that I, **CHARLES STEVEN WARNER**, Executor for the **Estate of CHARLES BERNARD WARNER**, being one and the same person, am affecting this quitclaim as a means of clarifying the title to this property. Under the laws of Probate of the State of Tennessee, the **Estate of CHARLES BERNARD WARNER**, was probated in the Probate Court of Davidson County, Docket No. 12P-152 on FEBRUARY 8, 2012. **CHARLES STEVEN WARNER**, was named Executor for the **Estate of CHARLES BERNARD WARNER**. (See attached Letters Testamentary). For and in consideration of the sum of One dollar ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, **CHARLES STEVEN WARNER**, Executor for the **Estate of CHARLES BERNARD WARNER**, has bargained and sold and hereby [convey,] remise, release and forever quitclaims to **CHARLES STEVEN WARNER** and all of his heirs and assigns, such of his right, title and interest in and to a certain tract [parcel] of land in Davidson County, Tennessee, as will create an estate in and to said tract [parcel] of land, which is described as follows:

Land in Davidson County, Tennessee, being Lot No. 14 on the Map of Mangum Heights Subdivision, as of record in Book 2330, page 147, Register's Office for Davidson County, Tennessee.

Said Lot No. 14 fronts 85 feet on the easterly margin of Bakertown Road and extends back 150 feet on the northerly line and 150 feet on the southerly line to a dead line measuring 85 feet thereon.

Being the same property conveyed to Charles Bernard Warner and wife, Betty C. Warner by deed from Mangum Heights, Inc. As of record in Deed Book 2921, page, 71, Register's Office for Davidson County, Tennessee. Charles Bernard Warner and Betty C. Warner having since divorced.

This is improved property known as 3724 Bakertown Road, Nashville, TN 37211.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand this 24th day of August, 2012.

Charles S. Warner

CHARLES STEVEN WARNER, Executor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Melinda G. Rooker, a Notary Public, in and for said County and State, **Charles Steven Warner** the within named 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.

Executor & bargainor

WITNESS my hand and official seal at office this the 24th day of August, 2012.

Melinda G. Rooker

NOTARY PUBLIC
MY COMMISSION EXPIRES: 8-17-15



SEVENTH CIRCUIT COURT OF DAVIDSON COUNTY, TENNESSEE

LETTERS TESTAMENTARY

12P152

To CHARLES STEVEN WARNER :

It appearing to the Court that CHARLES BERNARD WARNER has died leaving a written will, in which you are appointed Executor, which has been duly approved by the Court; and you having been qualified according to law, and it having been ordered by said Court that Letters Testamentary issue to you.

These are, therefore, to empower you, the said CHARLES STEVEN WARNER to enter upon the execution of said will, and take into your possession all of the property, and to make, within sixty days from this date, a perfect inventory thereof, and make due collection for all debts, and after paying all the just demands against the Testator, and settling up the business according to law, you will pay over and deliver the property and effects that may remain in your hands, and do all other things that may be required, according to the provisions of the said will and the laws of the land.

Witness, Richard R. Rooker, Clerk of the Probate Court, at office, this February 08, 2012 .

Richard R. Rooker, Clerk

RICHARD R. ROOKER CIRCUIT COURT CLERK

Cathy Morelock D.C.

STATE OF TENNESSEE
DAVIDSON COUNTY

I, Richard R. Rooker, Clerk of the Probate Court of said County, do hereby certify that the foregoing is a true and perfect copy of LETTERS TESTAMENTARY, issued to CHARLES STEVEN WARNER, Executor of the estate of CHARLES BERNARD WARNER deceased, and I do further certify that CHARLES STEVEN WARNER is still acting Executor of the estate of CHARLES BERNARD WARNER, and acts as such are entitled to full faith and credit, as appears from the records in my office at Nashville, Tennessee.

Witness my hand and official seal, at this office, this the 8th day of February, 2012.

Richard R. Rooker, Clerk

RICHARD R. ROOKER CIRCUIT COURT CLERK

Cathy Morelock D.C.