BILL GARRETT, Davidson County
Trans:T20120091876 DEEDWARR
Recvd: 12/03/12 10:29 2 pgs
Fees:13.00 Taxes:972.68
20121203-0110644

RETURN TO
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File # 01288-1594

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $262,886.60

Affiant

Subscribed and sworn to before me, this 21st day of November, 2012.

Notary Public

My commission expires: JUNE 14, 2015

(Notary Stamp)

MICHELLE LEE REYNOLDS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY
McCann, Hubbard & Solomon
1804 Williamson Court, Suite 201
Brentwood, TN 37027

EXECUTOR DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Richard T. Maelhorn **Toni Maelhorn**	**New Owner**	**155-08-0-C-243.00CO**
7133 Forest Oaks Drive		
Nashville, Tennessee 37221		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, I,

Michael Glynn O'Donnell, Executor of the Last Will and Testament of Ann O'Donnell Ilten,

HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO

Richard T. Maelhorn and Toni Maelhorn, husband and wife

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 22 on the Final Plat of the Poplar Creek Estates, Phase III, Section "A", Revision One, of record in Book 7900, Page 696, and revised in Book 9700, Page 122, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description thereof.

Being the same property conveyed to Ann Ilten by Warranty Deed from Barry A. Callender, unmarried, dated June 17, 2005, of record in Instrument No. 20050628-0074508, Register's Office for Williamson County, Tennessee. Grantor executes this Deed pursuant to the authority granted to the Executor to convey real property as contained in the Will of Ann O'Donnell Ilten, of record in Case No. 10P-1712, Seventh Circuit Court for Davidson County, Tennessee, Probate Division.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

2013 and subsequent taxes, a lien not yet due and payable

Restrictive covenants contained in an instrument of record in Book 9472, 824, Register's Office for Davidson County, Tennessee.

Charter for HOA of record in Book 7120, page 125, Register's Office for Davidson County, Tennessee.

Storm Water Detention Agreement of record in Book 6613, Page 705, Register's Office for Davidson County, Tennessee.

Sewer Line Easement of record in Book 6613, Page 533, Register's Office for Davidson County, Tennessee.

MD

Quitclaim Deed to HOA of record in Instrument No. 20011017-0113305, Register's Office for Davidson County, Tennessee.

This conveyance is subject only to the matters shown on Plat Book 7900, Page 696, and Plat Book 9700, 122, Register's Office for Davidson County, Tennessee.

This is improved property known as 7133 Forrest Oaks Drive, Nashville, Tennessee 37221.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES that GRANTOR, in his capacity as EXECUTOR (and not individually) is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and that GRANTOR, in his capacity as EXECUTOR (and not individually) does further covenant and bind himself to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this 21st day of November, 2012.

Michael O'Donnell Executor

Michael Glynn O'Donnell, Executor of the Last Will and Testament Of Ann O'Donnell Ilten.

STATE OF Iowa)

COUNTY OF Linn)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Michael Glynn O'Donnell**, Executor of the Estate of Ann O'Donnell Ilten, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who acknowledged that he executed this instrument for the purposes contained therein, being authorized to do so by the terms of the Last Will of Ann O'Donnell Ilten.

Witness my hand, at office, this 21st day of November, 2012.

Virginia M Wilts
Notary Public

My Commission Expires: 8-29-2014



File #: 120983-RX
RECORD & RETURN TO:
McCann, Hubbard & Solomon
1804 Williamson Court, Suite 201
Brentwood, TN 37027