THIS INSTRUMENT PREPARED BY: LARRY D. CRAIG, ATTORNEY AT LAW, 305 FOURTEENTH AVENUE, NORTH, NASHVILLE, TENNESSEE 37203

BILL GARRETT, Davidson County
Trans:T20120099856 DEEDWARR
Recvd: 12/31/12 09:18 2 pgs
Fees:13.00 Taxes:523.55
20121231-0120450

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration of value, whichever is greater, ~~for this~~ transfer is $141,500.00.

Timothy S. Tomlin
Affiant

LARRY D. CRAIG NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN.

Subscribed and sworn to before me this the 27th day of December, 2012.

Notary Public

My Commission Expires: 10-28-2015

WARRANTY DEED

Address New Owner(s)as follows:	Send Tax Bills To:	Map-Parcel Numbers
Barbara Braswell 168 Charleston Pl. Nashville, TN 37205	SAME	Map 061-15-0 Parcel 363.00

For and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration the receipt of which is hereby acknowledged, **I, Timothy S. Tomlin, Executor of the Estate of William Tomlin, Jr., deceased, under the terms of his last will and testament,** hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Barbara Braswell**, hereinafter called the Grantee, her 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. 285 on the Plan of Inglewood Place, as of record in Book 332, Page 101, Register's Office for Davidson County, Tennessee.

Said Lot No. 285 fronts 121 feet on the easterly side of Katherine Street and runs back between lines, 182.4 feet on the south line and 192.4 feet on the north line, along the south margin of Newman Avenue, to the westerly line of Lot No. 273, on which it measures 58.6 feet.

Being the same property conveyed to William Tomlin, Jr. and wife, Ramona Jane Tomlin, by deed from Andrew E. Moore and wife, Thelma B. Moore, of record in Book 4183, Page 517, Register's Office for Davidson County, Tennessee. The said Ramona Jane Tomlin having died on February 1, 2011, survived by her husband, William Tomlin, Jr., the surviving tenant by the entireties. William Tomlin, Jr. having died testate and unmarried on December 30, 2011, and his last will dated October 31, 2011, having been admitted to probate in the Seventh Circuit Court, No. 12P-1826, wherein Timothy S. Tomlin was named and has been appointed as the executor of the decedent estate and said will giving him full authority to sell the aforedescribed property as the executor of the estate under administration in said court.

This is not the principal place of residence of the executor or beneficiaries under the terms of the last will of William Tomlin, Jr.

This is the same legal description as on the previous deed of record.

This conveyance is subject to any and all existing restrictions setbacks, zoning regulations, covenants, conditions, restrictions and easements of record as may affect the aforedescribed tract of land.

This is improved property known as 3822 Katherine Street, Nashville, Tennessee 37216.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the GRANTEE, her heirs and assigns, forever; and I do covenant with the said GRANTEE that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, except as set forth above, and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, her heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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 hand this 27th day of December, 2012.

Timothy S. Tomlin, executor
TIMOTHY S. TOMLIN, EXECUTOR OF THE
ESTATE OF WILLIAM TOMLIN, JR.

STATE OF TENNESSEE
COUNTY DAVIDSON

Personally appeared before me, the undersigned, a notary public in and for said County and State, the within named Timothy S. Tomlin, 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 seal at Nashville, Tennessee, this 27th day of December, 2012.

NOTARY PUBLIC

My Commission Expires: 10-28-2015

LARRY D. CRAIG
NOTARY PUBLIC AT LARGE
CHEATHAM COUNTY, TENN.