This Instrument Prepared By:
INGRAHAM, PAUTIENUS & TIDWELL, PLLC, 216 CENTERVIEW DRIVE, SUITE 317, BRENTWOOD, TN 37027

This deed was prepared without the benefit of a title search and the description of the property was furnished by the parties. The preparer of this deed assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property.

Address New Owners:	***Send Tax Bills To:***	***Map-Parcel***
Michael W. Dowell 302 San Gabriel Drive Old Hickory, Tennessee 37138	Same	061-11-0-140.00

BILL GARRETT, Davidson County
Trans:T20130011643 DEEDQC
Recvd: 02/11/13 14:43 3 pgs
Fees:17.00 Taxes:0.00

20130211-0014056

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual consideration for this transfer is NONE (0). (Exempt pursuant to Tenn. Code Ann. §67-4-409(3)(D)).

Michael Wm. Dowell EXE
Michael W. Dowell, *Executor*

NICHOLAS M. TIDWELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 01-15-2017

Sworn to and subscribed before me this 8th day of February, 2013.

Nicholas M. Tidwell
Notary Public

My Commission Expires: 1-15-2017

EXECUTOR'S QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS, that Michael W. Dowell is the duly appointed Personal Representative for the Estate of Estella Dowell, evidenced by the attached Exhibit A, Letters Testamentary for the Estate of Estella Dowell, which is administered in the Probate Court for Davidson County, Tennessee, Docket Number: 12P842.

Michael W. Dowell is the sole heir-at-law and beneficiary of the Estate of Estella Dowell, and this property vests in Michael W. Dowell pursuant to Tenn. Code Ann. §31-2-103 and the Last Will and Testament of Estella Dowell.

FOR AND IN CONSIDERATION of the sum of -0- Dollars, Michael W. Dowell, Executor for the Estate of Estella Dowell, has this date bargained and sold, and does hereby transfer, quitclaim, and convey any and all interest in which the Estate and decedent owns to Michael W. Dowell, a certain tract or parcel of land, situated in Davidson County, Tennessee, being more particularly described as follows:

Land in Davidson County, Tennessee, being the southerly 180 feet of the easterly 30 feet of lot No. 32 and the southerly 180 feet of the westerly 35 feet of Lot No. 33 on the Plan of George Burrus Subdivision of lot 81 of Maplewood Home Tract, of record in Book 421, page 178, Register's Office for said County.

Said parts of said lots front together 65 feet on the northerly side of Virginia Avenue and run back between parallel lines 180 feet to a dead line, measuring 65 feet thereon.

Being the same property conveyed to Mrs. Estella S. Dowell-Widow, by Geral Dee Thornton and wife, Frances W. Thornton, by Warranty Deed of record in Book 4008, Page 442, Register's Office for Davidson County, Tennessee.

This is improved property is known as: 1003 Virginia Avenue, Nashville, Tennessee 37216.

WITNESS MY HAND this 8th day of Feb, 2013.

ESTATE OF ESTELLA DOWELL

By: Michael Wm Dowell
Michael W. Dowell, *Executor*

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named MICHAEL W. DOWELL with whom I am personally acquainted, who supplied Letters Testamentary evidencing he is the duly appointed Personal Representative for the Estate of Estella Dowell by the Probate Court for Davidson County, Tennessee, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS ~~my hand~~ and official seal at Brentwood, Tennessee, this 8th day of February, 2013.

Nicholas M. Tidwell
Notary Public
My Commission Expires: 1-15-2017

NICHOLAS M. TIDWELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 01-15-2017

Copy

SEVENTH CIRCUIT COURT OF DAVIDSON COUNTY, TENNESSEE

LETTERS TESTAMENTARY

12P842

To MICHAEL WILLIAM DOWELL :

It appearing to the Court that ESTELLA S DOWELL 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 MICHAEL WILLIAM DOWELL 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 October 24, 2012 .

Richard R. Rooker, Clerk

_____ 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 MICHAEL WILLIAM DOWELL, Executor of the estate of ESTELLA S DOWELL deceased, and I do further certify that MICHAEL WILLIAM DOWELL is still acting Executor of the estate of ESTELLA S DOWELL, 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 _____ day of _____, 20___.

Richard R. Rooker, Clerk

_____ D.C.

EXHIBIT A