STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $125,000.00.

Alice Ann Prater
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF February, 2013.

Tracey Perry
Notary Public
MY COMMISSION EXPIRES: 3-3-15
File No. G13-5943D

TRACEY PERRY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES March 3, 2015

BILL GARRETT, Davidson County
Trans:T20130014876 DEEDWARR
Recvd: 02/22/13 09:20 2 pgs
Fees:13.00 Taxes:462.50
20130222-0017794

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Bernadette Wolfe (NAME)	New Owner (NAME)	72-3-253
1311 Greenfield Avenue (STREET ADDRESS)	(STREET ADDRESS)	
Nashville, TN 37216 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 HEREBYACKNOWLEDGED, WE, **Alice Ann Prater, Executrix of The Estate of Dorothy Yates Sims**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Bernadette Wolfe**, 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 the southeast part of Lot No. 1 on the plan of EAST NASHVILLE GOLF AND COUNTRY CLUB LANDS, as shown by plat of record in Plat Book 421, Page 142, in the Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point in the northern margin of Riverside Drive 100 feet east of the north east intersection of said Drive and Greenfield Avenue, thence with the north margin of said Riverside Drive, eastwardly 100 feet, more or less, to the common corner of Lots #1 and #2, thence with the line between said two lots, north 42 ½ degrees east 221 feet 9 inches, more or less, thence southwardly 221 feet 9 inches, more or less, to the point of beginning.

BEING the same property conveyed to Dorothy Yates Sims from Marjorie Yates Embry, by Quit Claim Deed dated March 31, 1992, in Book 8595, Page 950, in the Register's Office for Davidson County, Tennessee. Dorothy Yates Sims having since died August 29, 2011. Pursuant to the Last Will and Testament of Dorothy Yates Sims and Letters Testamentary, Probate No. 12P-1289 in the Seventh Circuit Court for Davidson County, Tennessee, (Probate Division), Alice Ann Prater is to serve as Executrix and said Will empowers the Executrix to convey said property.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Plat Book 421, page 142, Register's Office for Davidson County, Tennessee.

2. Easement for sanitary sewer and/or storm drainage as recorded in Book 4277, page 649, Register's Office for Davidson County, Tennessee.

The 2012 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 1311 Greenfield Avenue, Nashville, TN 37216.

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, their heirs and assigns, forever, and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out, and we do further covenant and bind ourselves, our heirs and representatives, 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. 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/our hand(s) this 15th day of February, 2013.

Alice Ann Prater, Exec.
Alice Ann Prater, Executrix for the Estate of Dorothy Yates Sims — February 15, 2013 Date

Alice Ann Prater, Devisee of Dorothy Yates Sims — February 15, 2013 Date

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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 Alice Ann Prater , the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 15th day of February, 2013.

My Commission Expires: 3/31/14

Notary Public

MICHAEL T. MOSER STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

STATE OF Tennessee

COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Alice Ann Prater, Executrix for The Estate of Dorothy Yates Sims, with whom I am personally acquainted, and who acknowledged that he or she executed the within instrument for the purposes therein contained, and who further acknowledged that he or she is the Executrix of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 15th day of February, 2013.

My Commission Expires: 3/31/14

Notary Public

MICHAEL T. MOSER STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066