This instrument prepared by:

BILL GARRETT, Davidson County
Trans:T20130021894 DEEDWARR
Recvd: 03/18/13 12:36 4 pgs
Fees:22.00 Taxes:0.00
20130318-0026576

JOHN R. REYNOLDS (#2522)
Attorney at Law
Suite 2702, The Office Tower
611 Commerce Street
P. O. Box 190481
Nashville TN 37219-0481
Tel: (615) 256-2694
Fax: (615) 256-2361

NOTE TO REGISTER: Upon recording, please return the recorded instrument to: JOHN R. REYNOLDS, Attorney at Law, Suite 2702, The Office Tower, 611 Commerce Street, P. O. Box 190481, Nashville TN 37219-0481.

Address New Owner(s) as follows: **JACQUELYN ANNE CROWLEY HILYER, Trustee**, 2320 Aubrey Drive, Nashville TN 37214

Name and Address of the person or entity responsible for payment of real property taxes: **SAME**

Map/Parcel No. **096 13 0 127.00**

PERSONAL REPRESENTATIVE'S DEED

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, ROBERT JOHN CROWLEY died **18 March 2012**, and his estate is being administered in the **Seventh** Circuit Court, **Davidson** County, Tennessee, Case No. **12P-0625**; and

WHEREAS, ROBERT JOHN CROWLEY left a paperwriting dated **12 March 2012**, which instrument was admitted to probate on **25 April 2012**, as his Last Will and Testament and recorded in Will Book/page **12P-0625**, **Seventh** Circuit Court, **Davidson** County, Tennessee; and

WHEREAS, JACQUELYN ANNE CROWLEY HILYER is the duly appointed and acting Personal Representative of the Estate of **ROBERT JOHN CROWLEY**, deceased, under Letters Testamentary issued **25 April 2012**;

NOW, THEREFORE, for and in consideration of the foregoing and other good and valuable considerations, the receipt and adequacy of which are hereby acknowledged, and as evidence of the devise of and vesting the real property hereinafter described to **JACQUELYN ANNE CROWLEY HILYER, Trustee under the Last Will and Testament of ROBERT JOHN CROWLEY, deceased**, by and under said Last Will and Testament of **ROBERT JOHN CROWLEY**, deceased, the undersigned, **JACQUELYN ANNE CROWLEY HILYER**, Personal Representative of the Estate of **ROBERT JOHN CROWLEY**,

deceased, hereinafter referred to as Grantor, by these presents does hereby transfer and convey to **JACQUELYN ANNE CROWLEY HILYER, Trustee under the Last Will and Testament of ROBERT JOHN CROWLEY, deceased**, her successors, representatives and assigns, hereinafter referred to as Grantee, that certain tract or parcel of land in **Davidson County, Tennessee**, being more particularly described on **EXHIBIT A** attached hereto and made a part hereof.

This is ( ) **improved** ( ) **unimproved** real property located at and known as **914 Allen Road, Nashville TN 37214.**

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, **JACQUELYN ANNE CROWLEY HILYER, Trustee under the Last Will and Testament of ROBERT JOHN CROWLEY, deceased,** her successors, representatives and assigns forever; and Grantor as Personal Representative but no further or otherwise does covenant with the said Grantee that as Personal Representative she has a good right to convey the Real Property. Grantor does further covenant and bind herself as Personal Representative but no further or otherwise to warrant and forever defend the title to said land during the time she has served as Personal Representative to the said Grantee, her successors, representatives and assigns, against the lawful claims of all persons whomsoever, **but this Warranty Deed is limited to the time in which said real estate was lawfully seized and possessed by Grantor herein and does not extend to any previous time thereto.**

Grantor and Grantee are used for singular or plural, as context requires.

IN WITNESS WHEREOF, Grantor has executed this Personal Representative's Limited Warranty Deed on the 8th day of MARCH 2013.

Jacquelyn Anne Crowley Hilyer

JACQUELYN ANNE CROWLEY HILYER, Personal Representative of the Estate of **ROBERT JOHN CROWLEY**, deceased.

STATE OF **TENNESSEE**

COUNTY OF **DAVIDSON**

Personally appeared before me, the undersigned, a Notary Public in and for said State and County aforesaid, the within named **JACQUELYN ANNE CROWLEY HILYER** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged herself to be Personal Representative of the Estate of **ROBERT JOHN CROWLEY**, deceased, the within named Grantor, and that she as such Personal Representative executed the foregoing Personal Representative's Deed for the purposes therein contained, by signing his name as Personal Representative.

Witness my hand and official seal at Nashville, Tennessee, this 5th day of March 2013.

Notary Public

My commission expires: 3-3-2015

Notary Seal present,
but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds

STATE OF **TENNESSEE**
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer, is $~~100,000.00~~ 0

Affiant

Subscribed and sworn to before me
this 5th day of March 2013.

Notary Public

My commission expires 3-3-2015

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 0
Affiant
Subscribed and sworn before me this the
18 **Day of** March, **20** 13.
Beach Wells, **Deputy Register**

Notary Seal present,
but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds

EXHIBIT A

914 Allen Road, Nashville,
Davidson County TN 37214
Map/Parcel No. **ID# 096 13 0 127.00**
Field Book No. _____

Land in Davidson County, Tennessee, being Lot No. **22** on the Plan of Happy Acres of record in Book 2331, page 63, Register's Office for Davidson County, Tennessee, and more particularly described as follows:

Said Lot No. 22 fronts 95.0 feet on the northerly side of Allen Road and extends back between lines 190.4 feet on the westerly side and 188.1 feet on the easterly line to a dead line in the rear on which it measures 95.0 feet.

Being the same property conveyed to **ROBERT J. CROWLEY and wife, RITA A. CROWLEY**, by Deed from **Eleanor H. Lemons and spouse, W. W. Lemons**, as shown of record in Book **4263**, page **925**, Register's Office for **Davidson** County, Tennessee.

The said Rita A. Crowley predeceased Robert J. Crowley on 17 February 2008.

Robert John Crowley died 18 March 2012.

Robert J. Crowley and Robert John Crowley were one and the same person.

This Real Property was devised to **JACQUELYN ANNE CROWLEY HILYER, Trustee** under the Last Will and Testament of **ROBERT JOHN CROWLEY**, deceased, admitted to probate on **25 April 2012**, Seventh Circuit Court exercising Probate Jurisdiction, Davidson County, Tennessee, as shown in the Probate Court Clerk's Office, Case No. **12P-0625.**

This Deed is evidence of distribution of the above-described real property to **JACQUELYN ANNE CROWLEY HILYER, Trustee,** beneficiary by and under the Last Will and Testament of **DOROTHY STEWART JAMES**, deceased, and is exempt from any recordation tax pursuant to ***Tennessee Code Annotated, Section 67-4-409 (a) (3) (D).***