This Instrument Prepared By:
Rudy Title and Escrow
2012 21st Avenue South
Nashville, TN 37212

BILL GARRETT, Davidson County
Trans:T20130024429 DEEDWARR
Recvd: 03/26/13 13:00 2 pgs
Fees:13.00 Taxes:251.60
20130326-0029594

Warranty Deed

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO:
Richard Kottler 2211 HOBBS RD NASHVILLE, TN 37215	NEW OWNER	105-16-0-011.00

For good and valuable consideration received, **Richard A. Deakins, Administrator of the Estate of Thomas Allan Deakins, Pursuant to Order filed in the Seventh Circuit Court of Davidson County, Tennessee, Docket No. 12P402,** by these presents does transfer and convey unto the Grantee, **Richard Kottler** Married, a Tennessee limited liability company, all of the right, title and interest in and to that certain tract or parcel of land in Davidson County, Tennessee, belonging to **Thomas Allan Deakins**, described as follows:

Land in Davidson County, Tennessee, being Lot No. 30 on the Plan of Section Two, Russwurm Heights of record in Plat Book 2083, Page 101, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 30 fronts 96.16 feet on the northerly side of Southern Turf Drive and runs back 176.2 feet on the westerly line and 159.5 feet on the easterly line to a dead line measuring 46.1 feet thereon.

Being the same property conveyed to Thomas Allan Deakins and wife, Sophie Lee Deakins by Deed from John U. Wilson and wife, Louise Wilson of record in Book 2298, page 544, Register's Office for Davidson County, Tennessee, dated September 16, 1954 recorded on September 22, 1954. Sophie Lee Deakins having since died on March 21, 1999 and Thomas Allan Deakins having since died on June 19, 2012.

This conveyance is subject to a) 2013 property taxes and subsequent, which are assumed by the grantee(s) herein; b) instruments of record in Plat Book 2083, Page 101; Book 4246, Page 61, said Register's Office; and c) any and all existing easements and restrictions as shown of record not stated herein.

This is improved property known as 506 Southern Turf Drive, Nashville, TN 37211.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, its heirs and assigns forever. And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that same is unencumbered except as stated above. And the Grantor does further covenant and bind himself as **Administrator of the Estate of Thomas Allan Deakins**, its heirs and assigns, to warrant and forever defend the title to said land to the Grantee, its heirs and assigns, against the lawful claims of all persons whomsoever.

Witness my hand this 20th day of March, 2013.

Estate of Thomas Allan Deakins

Richard A Deakins, EX
BY: Richard A. Deakins, Administrator

STATE OF TENNESSEE
COUNTY OF Davidson

Before me personally appeared, **Richard A. Deakins**, Administrator of the **Estate of Thomas Allan Deakins,** to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the forgoing instrument on behalf of the **Estate of Thomas Allan Deakins**, and acknowledged that he executed the same as his free act and deed and for the purposes described herein.

Witness my hand and official seal, at the office, this 20 day of March, 2013.

C. Loy Carney
Notary Public
My Commission Expires:

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires August 23, 2016

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $68,000.00

Richard Deakins
Affiant

Subscribed and sworn to before me this 20th day of March, 2013.

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Megan Paulus
Notary Public
My Commission Expires: 1-9-16