BILL GARRETT, Davidson County
Trans: T20130041216 DEEDWARR
Recvd: 05/17/13 09:43 2 pgs
Fees: 13.00 Taxes: 777.00
20130517-0049809

Prepared by:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway, Suite 140
Hendersonville, TN 37075

STATE OF TENNESSEE
COUNTY OF ~~SUMNER~~ DeKalb
The actual consideration or value, whichever is greater, for this transfer is $210,000.00

Affiant

Subscribed and sworn to before me, this 16th day of May, 2013.

Notary Public
My commission expires: 9-5-2016

CHERYL VANCE NOTARY PUBLIC STATE OF TENNESSEE DeKALB COUNTY

05-1304-65986

Address of New Owner:	Send Tax Bills to:	Tax Information
Alicia Griffith 3560 Brick Church Pike Nashville TN 37207	NEW OWNER	041-00-0-087.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Jerry Michael Crecelius, Executor of the Estate of Mary Frances T. Crecelius, deceased, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Alicia Griffith, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

TRACT I:
Land in the Twelfth (12th) Civil District of Davidson County, Tennessee, according to a survey made by Richard B. Omohundro, Engineer, November 2, 1968, and being more particularly described as follows, to-wit:

Beginning in the center of Brick Church Pike at the southeast corner of the Walter E. Gasser property; thence with said Gasser's southern boundary line, North 83° West 475.8 feet; thence South 5° 23' West 280.8 feet; thence South 84° 14' East 473.8 feet to the center of Brick Church Pike; thence with the center of same, North 5° 46' East 270.5 feet to the beginning.

TRACT II:
Land in the Twelfth (12th) Civil District of Davidson County, Tennessee, according to a survey made by Southern Land Surveying Co., Inc., dated July 25, 1972, No. 1644, and being more particularly described as follows, to-wit:

Beginning at a point in the center of Brick Church Pike, said point being the southeast corner of the property conveyed to Jerry Crecelius and wife by deed from Sam Tinnin and wife, of record in Book 4451, page 519, Register's Office for said County; thence with the center of said Pike south 5° 46' west 148.00 feet to the northeast corner of that certain 3.46 acres, more or less, tract shown on said survey, said 3.46 acres, more or less, tract being the remaining property of the grantors herein; thence with the northerly line of said 3.46 acres, more or less, tract, north 84° 14' west, passing the westerly margin of said Pike at 29.76 feet, a total distance of 471.72 feet to a point in the easterly line of the Walter E. Gasser property; thence with said Gasser's easterly line north 5° 05' east 148.06 feet to said Crecelius' southwest corner; thence with said Crecelius' southerly line south 84° 14' east, passing the westerly margin of said Pike at 443.74 feet a total distance of 473.8 feet to the point of beginning, exclusive of that portion thereof which lies within the right of way of said pike.

Being the same property conveyed to Jerry Crecelius and wife, Mary Frances Taylor Crecelius by deed from Sam Tinnin and wife, Glenda Tinnin, dated October 12, 1970, recorded October 12, 1970, of record in Book 4451, Page 519, Register's Office for Davidson County, Tennessee, (as to TRACT I).

And being the same property conveyed to Jerry Crecelius and wife, Mary Frances Crecelius by deed from Virginia Cofer and Edna Cofer, dated August 7, 1972, recorded August 10, 1972, of record in Book 4626, Page 577, Register's Office for Davidson County, Tennessee, (as to TRACT II). The said Jerry Crecelius

having predeceased Mary Frances T. Crecelius. Mary Frances T. Crecelius having since died testate on May 10, 2001, her estate being administered before the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, Docket No. 11P-919. By order of the Probate Court entered May 10, 2013, the Court, pursuant to a TCA 30-2-402 motion, directed the subject property to be sold with the net sale proceeds derived therefrom applied in due course of administration to the payment of any administrative costs and all just and lawful claims, authorizing the Executor to execute this deed and otherwise effectuate the closing of the subject real property.

Mary Frances Crecelius is one and the same person as Mary Frances T. Crecelius and one and the same person as Mary Frances Taylor Crecelius.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as TRACT I: 3560 Brick Church Pike, Nashville, TN 37207

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever 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 15th day of May, 2013.

Jerry Michael Crecelius, Executor of
The Estate Mary Frances T. Crecelius,
deceased

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 Jerry Michael Crecelius, Executor of the Estate of Mary Frances T. Crecelius, deceased, 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 Hendersonville, Tennessee, this 15th day of May, 2013.

Notary Public
State of Tennessee at Large

My commission expires: 9/20/14

RACHELLE CAUDILL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY