BILL GARRETT, Davidson County
Trans:T20130043259 DEEDWARR
Recvd: 05/23/13 11:52 2 pgs
Fees:13.00 Taxes:2212.60
20130523-0052274

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

Return To:
Rudy Title and Escrow
2012 21st Avenue S
Nashville, TN 37212

Warranty Deed

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO:
Belmont Real Estate Holdings II	Belmont Real Estate Holdings	
1900 Belmont Boulevard	1900 Belmont Boulevard	
Nashville, TN 37212-3757	Nashville, TN 37212-3757	104-12-322.00

For good and valuable consideration received, **Yvonne S. Webb, Executrix of the Estate of Lillian Walker Stennis** by these presents does transfer and convey unto the Grantee, **Belmont Real Estate Holdings II, LLC**, all of the right, title and interest in and to that certain tract or parcel of land in **Davidson** County, Tennessee, belonging to **Lillian Walker Stennis,** described as follows:

A certain tract or parcel of land in Davidson County, State of Tennessee described as follows, to wit:
Being the Easterly 8 feet of Lot No. 54 and the Westerly 34 feet of Lot No. 55 on the Map of Avalyn Place, as of record in Book 161, Page 150, Register's Office for Davidson County, Tennessee.
Said parts of said lots fronts together 42 feet on the Southerly side of Bernard Avenue and extend back between parallel lines, 140 feet to an alley.

Being the same property conveyed to Lillian L. Stennis and Amelia L. Carter, as Tenants-in-Common by Quitclaim Deed recorded on the 12th day of November, 1998 in Deed Book 11202, Page 503, Register's Office for Davidson County, Tennessee. Amelia L. Carter died intestate on June 23, 3003 and was survived by her five children who conveyed their interest to Lillian L. Stennis by Quitclaim Deed from Kevin W. Carter recorded on the 11th day of February, 2004 in Instrument No. 20040211-0016687; Quitclaim Deed from Mary E. Davis recorded on the 11th day of February, 2004 in Instrument No. 20040211-0016686; Quitclaim Deed from Kimberly R. Suttle Lillian L. Stennis as recorded on the 11th day of February, 2004 in Instrument No. 20040211-0016685; Quitclaim Deed from Michelle Carter as recorded on the 11th day of February, 2004 in Instrument No. 20040211-0016684; Quitclaim Deed from Pamela Y. Hurd recorded on the 11th day of February, 2004 in Instrument No. 20040211-0016683, in the Register's Office of Davidson County, Tennessee. Lillian L. Stennis also known as Lillian Walker Stennis having since died testate on November 5, 2012 and the Last Will and Testament directs that all real property shall be administered as part of the estate and grants Yvonne S. Webb, Executrix, the authority to sell and convey property on behalf of the Estate (Docket No. 13P255, Seventh Circuit Court for Davidson County, Tennessee, Probate Division).

This is improved property known as **1503 Bernard Avenue, Nashville, TN 37212**.

This conveyance is subject to any and all existing easements and restrictions as shown of record in Plat Book 161, Page 150, Register's Office for Davidson County, Tennessee.

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 they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that same is unencumbered except as stated above. And the Grantor does further covenant and bind herself as Executrix of the **Estate of Lillian Walker Stennis** 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 15 day of May 2013.

Yvonne S. Webb, Ex.

Yvonne S. Webb, Executrix

STATE OF Tennessee
COUNTY OF Davidson

On this the 15 day of May, 2013, before me personally appeared Yvonne S. Webb, Executrix of the Estate of Lillian Walker Stennis, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 15 day of May, 2013.

C. Loy Carney

Notary Public

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

My Commission Expires:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $598,000.00.

Affiant

Subscribed and sworn to before me this 15th day of May, 2013.

Notary Public

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires:
10/18/16