BILL GARRETT, Davidson County
Trans:T20130059103 DEEDWARR
Recvd: 07/11/13 12:45 4 pgs
Fees:22.00 Taxes:0.00
20130711-0071802

Address New Owner:	Map-Parcel Number:	Send Tax Bills To:
Charles G. Sell and Elizabeth C. Sell 3804 Woodlawn Drive Nashville, TN 37215	11701000400	Same
This instrument prepared by: Bradley Arant Boult Cummings LLP (BSS) 1600 Division Street, Suite 700, Nashville, TN 37203		

WARRANTY DEED

WHEREAS, **SARAH H. SELL** (the "Decedent") was the owner of certain property located in Davidson County, Tennessee as set out in Book 7799, page 836, Register's Office for Davidson County, Tennessee, and being more particularly described on Exhibit "A" attached hereto and incorporated herein by reference (the "Property"); and

WHEREAS, Decedent died on October 6, 2012, and her will (the "Will") is filed of record with the Probate Court for Davidson County, Tennessee under Probate No. 12P-1831; and

WHEREAS, Charles G. Sell and Elizabeth C. Sell were appointed as Co-Executors of the Estate of Sarah H. Sell, (the "Estate"); and

WHEREAS, pursuant to the terms of the Will, Charles G. Sell and Elizabeth C. Sell were, at their option, to receive all right title and interest in the Property.

NOW, THEREFORE, FOR AND IN CONSIDERATION of the sum of TEN and NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **CHARLES G. SELL AND ELIZABETH C. SELL, CO-EXECUTORS OF THE ESTATE OF SARAH H. SELL** ("Grantors"), have bargained and sold, and hereby transfer and convey to **CHARLES G. SELL AND ELIZABETH C. SELL** ("Grantees"), Grantees' heirs and assigns, all of Grantors' right, title, and interest in and to the Property, and to implement a testamentary devise under the Will.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $825,000; provided that this transfer is exempt from recordation tax under T.C.A. § 67-4-409(a)(3)(D) because the deed pursuant to which this transfer is made is by an executor to implement a testamentary devise.

Charles G Sell
Affiant

Subscribed and sworn to before me this 9th day of July, 2013.

Tracie Y Short
Notary Public

My Commission Expires: January 6th, 2015

TRACIE Y. SHORT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN
My Commission Expires: January 6th, 2015

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to all limitations, restrictions, and encumbrances as may affect the Property, including, but not limited to the following:

1. Davidson County real property taxes for the year 2013, and subsequent years.
2. All matters shown in Book 332, page 141, Register's Office for Davidson County, Tennessee.
3. Easement of record in Book 4073, page 388, said Register's Office.

This is improved property known as 3804 Woodlawn Drive, Nashville, Tennessee, 37215.

Grantors covenant with Grantees that Grantors are lawfully seized and possessed of the Property in fee simple; that Grantors have a good right to convey the Property, and that the Property is unencumbered except as set forth hereinabove.

Grantors further covenant and bind themselves, their heirs and assigns to warrant and forever defend the title to the Property to the said Grantees, Grantees' heirs and assigns, against the lawful claims of all persons whomsoever.

By its acceptance of this Warranty Deed, Grantees agree that the aforesaid lot or parcel of land and all improvements thereon are sold to and accepted by Grantees AS IS, WHERE IS, WITH ALL FAULTS, IF ANY, AND WITHOUT ANY REPRESENTATIONS OR WARRANTIES WHATSOEVER, EXPRESSED OR IMPLIED (other than the warranty of title set forth above).

Notwithstanding the foregoing, Charles G. Sell and Elizabeth C. Sell, as Co-Executors of the Estate, shall have no personal liability to the Grantees hereunder or otherwise with respect to the Property.

This instrument was prepared from information furnished by the parties. No representation or warranty is made by the preparer as to the accuracy of anything set forth herein. The parties have waived performance of a title search, title opinion letter or title insurance by the preparing attorney.

IN WITNESS WHEREOF, the Grantors have executed this Deed this 9TH day of July, 2013.

ESTATE OF SARAH H. SELL

By: Charles G. Sell
CHARLES G. SELL, CO-EXECUTOR

By: Elizabeth C. Sell
ELIZABETH C. SELL, CO-EXECUTOR

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Tracie Y. Short, Notary Public, Charles G. Sell, with whom I am personally acquainted, and who acknowledged that he is Co-Executor of the Estate of Sarah H. Sell, deceased, and that he as Co-Executor executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 9th day of July, 2013.



Tracie Y Short
NOTARY PUBLIC

My Commission Expires: January 6th, 2015

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Tracie Y. Short, Notary Public, Elizabeth C. Sell, with whom I am personally acquainted, and who acknowledged that she is Co-Executor of the Estate of Sarah H. Sell, deceased, and that she as Co-Executor executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 9th day of July, 2013.



Tracie Y Short
NOTARY PUBLIC

My Commission Expires: January 6th, 2015

EXHIBIT A

(Legal Description)

Being the easterly part of Lot No. 19 of Block "L", on the Map of Whitland Realty Company's Subdivision, as of record in Book 332, page 141, of the Register's Office for said County, and described as follows:

> Beginning at a point, the intersection of the center line of Woodlawn Drive, and the center line of Cantrell Avenue, now closed (said Cantrell Avenue was properly closed by instrument of record in Book 512, page 661, Register's Office for said County), said point also being the common corner of Lots 18 and 19 of said Block; thence with the line between said lots and along the center line of Cantrell Avenue, now closed, North 2° East 400 feet to a point, the common corner of Lots Nos. 19 and 20; thence with the line between Lots Nos. 19 and 20, North 88° West 165 feet to the northeast corner of the property conveyed to Robert H. Jones, Trustee, by deed of record in Book 910, page 585, said Register's Office; thence along Jones' easterly line, South 2° West 400 feet to a point in the center of Woodlawn Drive; thence with the center line of the same, South 88° East 165 feet to the point of beginning.

Being the same property conveyed to Sarah H. Sell by quitclaim deed from C. Gordon R. Sell and wife, Sarah H. Sell, of record in Book 7799, page 836, Register's Office for Davidson County, Tennessee, the said Sarah H. Sell having died on October 6, 2012.