BILL GARRETT, Davidson County
Trans:T20130064938 DEEDWARR
Recvd: 07/30/13 10:58 2 pgs
Fees:13.00 Taxes:1332.00
20130730-0079078

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

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

Warranty Deed

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO:
Bobbie F. Slate 4824 Redcastle Ridge Nashville, TN 37211	New Owner	172-14-0B-068.00

For good and valuable consideration received, **David Wayne Holder, Executor of the Estate of Patsy Ruth Holder** by these presents does transfer and convey unto the Grantee, **Bobbie F. Slate,** all of the right, title and interest in and to that certain tract or parcel of land in **Davidson** County, Tennessee, belonging to **Patsy R. Holder also known as Patsy Ruth Holder,** described as follows:

Land in Davidson County, Tennessee, being Lot No. 68 on the Plan of Winfield Park, Cluster Lot Development, Phase 2, Section 1, Revision 1, a Planned Unit Development of record in Instrument Number 200103130024106, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Patsy R. Holder by Deed from Turnberry Homes, LLC, a Tennessee limited liability company of record at Instrument No. 20011022-0115234, Register's Office for Davidson County, Tennessee, dated October 11, 2001 and recorded on October 22, 2001. The said Patsy R. Holder having since died on March 11, 2013. David Wayne Holder, Executor of the Estate of Patsy R. Holder has the full power to sale and convey subject property without joinder of any beneficiary as set forth in Last Will and Testament of Patsy Ruth Holder, Docket Number, 13P488, the Seventh Circuit Court of Davidson County, Tennessee, Probate Division.

This conveyance is subject to a) 2013 property taxes and subsequent years; b) instruments of record in Instrument Number 200103130024106; Book 11113, Page 691 and Instrument No. 200012110122000 and re-recorded in Instrument No. 200205200061426; Book 5552, Page 857 and Book 11124, page 852; Book 11628, Page 204; Book 11744, Page 254; Instrument Number 20020515-0059529, said Register's Office; and c) any and all existing easements and restrictions as shown of record not stated herein.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, her 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 **Executor** of **the Estate of Patsy R. Holder** 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 29th day of July, 2013.

The Estate of Patsy R. Holder

David Wayne Holder, Executor

STATE OF Tennessee
COUNTY OF Davidson

On this the 29th day of July, 2013, before me personally appeared David Wayne Holder, Executor of the the Estate of Patsy R. Holder, 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 29th day of July, 2013.

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 $360,000.00

Affiant

Subscribed and sworn to before me this 29th day of July, 2013.

Notary Public

My Commission Expires: 10/18/16

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY