This instrument prepared by: JOHN R. REYNOLDS (#002522)
Attorney at Law
Suite 2702, The Office Tower
611 Commerce Street
P. O. Box 190481
Nashville TN 37219-0481
Tel: (615) 256-2694
Fax: (615) 256-2361

NOTE TO REGISTER: Upon recording, please return the recorded instrument to: JOHN R. REYNOLDS, Attorney at Law, Suite 2702, The Office Tower, 611 Commerce Street, P. O. Box 190481, Nashville TN 37219-0481.

Address New Owner(s) as follows: **RONALD JACKSON, 335 Ladybird Court, Nashville TN 37217**

Name and Address of the person or entity responsible for payment of real property taxes: SAME

Map/Parcel No. **102 04 02 07.00**

PERSONAL REPRESENTATIVE'S DEED

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, ANNE J. PATE a/k/a DOVIE ANNE PATE died **27 September 2012,** at the age of ninety two (92) years, and her estate is being administered in the **Seventh** Circuit Court, **Davidson** County, Tennessee, Case No. **13P-0897**; and

WHEREAS, ANNE J. PATE a/k/a DOVIE ANNE PATE left a paperwriting dated **27 December 2011**, which instrument was admitted to probate on **19 June 2013**, as her Last Will and Testament and recorded under Case No. **13P-0897**, **Seventh** Circuit Court, **Davidson** County, Tennessee; and

WHEREAS, said paperwriting admitted to probate under Case No. **13P-0897** devised that certain Real Property hereinafter identified and described to **RONALD JACKSON**;

NOW, THEREFORE, for and in consideration of the foregoing and other good and valuable considerations, the receipt and adequacy of which are hereby acknowledged, and as evidence of the devise of that certain Real Property hereinafter described in **RONALD JACKSON,** the undersigned, **RONALD JACKSON**, Personal Representative under the Last Will and Testament of **ANNE J. PATE a/k/a DOVIE ANNE PATE,** deceased, hereinafter referred to as Grantor, by these presents does hereby transfer and convey to **RONALD JACKSON,** his heirs and assigns, hereinafter referred to as Grantee, that certain Real Property in **Davidson County, Tennessee,** being more particularly described on **EXHIBIT A** attached hereto and made a part hereof.

This is (X) **improved** Real Property located at and known as **6523 Cougar Drive, Nashville TN 37210.**

BILL GARRETT, Davidson County
Trans:T20130069097 DEEDWARR
Recvd: 08/12/13 13:19 3 pgs
Fees:17.00 Taxes:0.00
20130812-0084386

TO HAVE AND TO HOLD said Real Property, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, **RONALD JACKSON**, his heirs and assigns forever; and Grantor as Personal Representative but no further or otherwise does covenant with the said Grantee that as Personal Representative he has a good right to convey the Real Property. Grantor does further covenant and bind himself as Personal Representative but no further or otherwise to warrant and forever defend the title to said land during the time he has served as Personal Representative to the said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever, **but this Warranty Deed is limited to the time in which said real estate was lawfully seized and possessed by Grantor herein and does not extend to any previous time thereto.**

Grantor and Grantee are used for singular or plural, as context requires.

IN WITNESS WHEREOF, Grantor has executed this Personal Representative's Deed on the 30th day of July 2013.

Ronald Jackson

RONALD JACKSON, Personal Representative under the Last Will and Testament of **ANNE J. PATE A/K/A DOVIE ANNE PATE**, deceased.

STATE OF **TENNESSEE**
COUNTY OF **DAVIDSON**

Personally appeared before me, the undersigned, a Notary Public in and for said State and County aforesaid, the within named **RONALD JACKSON** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be Personal Representative under the Last Will and Testament of **ANNE J. PATE A/K/A DOVIE ANNE PATE**, deceased, the within named Grantor, and that he as such Personal Representative executed the foregoing Personal Representative's Deed for the purposes therein contained, by signing his name as Personal Representative.

Witness my hand and official seal at Nashville, Tennessee, this 30th day of July 2013.

ED TIGNOR STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

My commission expires: 5/20/14

STATE OF **TENNESSEE**
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 0.00.

Rose Tignor Affiant

Subscribed and sworn to before me this 30 day of July 2013.

ED TIGNOR STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

My commission expires 5/20/14

PNY.II.PateAnneJEstPerRepDeedCougarDrive

Return to:
Main Street Title
3054 Lakeshore Drive
Old Hickory, TN 37138

File No.: 18715

EXHIBIT A

Land in Davidson County, Tennessee, being all of Lot No. 775, on the plan of Charlotte Park, Section 22, of record in Plat Book 3700, Page 67-68, said Register's Office, reference to which is hereby made for a more complete description.

Being the same property conveyed to Mable K. Jackson and Dovie Anne Bowker by Deed from James D. Williams and wife, Drucilla Williams, dated 03/23/1974 and filed for record on 03/27/1974 in Book 4799, Page 944, Register's Office for Davidson County, Tennessee. Said deed was rerecorded in Book 4803, Page 77.
Being the same property conveyed to Mable K. Jackson (now McCrary) and Dovie Anne Bowker, with right of survivorship by Deed from Mable K. Jackson (now McCrary) and Dovie Anne Bowker and A.J. Pace, Trustee, dated 02/27/1976 and filed for record on 03/03/1976 in Book 5002, Page 61, Register's Office for Davidson County, Tennessee.

Map and Parcel No: 10204020700