This instrument prepared by: JOHN R. REYNOLDS (#002522)
Attorney at Law
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611 Commerce Street
P. O. Box 190481
Nashville TN 37219-0481
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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: **ROB RUTHERFORD, Limited Guardian, 1312 Sixth Avenue, North, Nashville TN 37208**

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

Map/Parcel No. **094 13 0 051.00**

BILL GARRETT, Davidson County
Trans:T20130072908 DEEDWARR
Recvd: 08/23/13 08:56 4 pgs
Fees:22.00 Taxes:0.00
20130823-0088963

PERSONAL REPRESENTATIVE'S DEED

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, RONNIE DALE SANDERS died **13 March 2010**, and his estate is being administered in the **Seventh** Circuit Court, **Davidson** County, Tennessee, Case No. **11P-1102**; and

WHEREAS, RONNIE DALE SANDERS left a paperwriting dated **23 February 2010**, which instrument was admitted to probate on **04 August 2011**, as his Last Will and Testament and recorded under Case No. **11P-1102, Seventh** Circuit Court, **Davidson** County, Tennessee; and

WHEREAS, JIMMIE LOU SANDERS is the duly appointed and acting Personal Representative of the Estate of **RONNIE DALE SANDERS**, deceased, under Letters Testamentary issued **04 August 2011**; and

WHEREAS, said paperwriting admitted to probate under Case No. **11P-1102** devised a one-half (1/2) undivided interest in that certain Real Property hereinafter identified and described to **STEVEN EDWARD SANDERS, JR.**, a minor; and

WHEREAS, ROB RUTHERFORD has been appointed Limited Guardian of the property of **STEVEN EDWARD SANDERS, JR.**, in this jurisdiction and particularly that certain Real Property hereinafter described by Order in Case No. **12P-1566, Seventh** Circuit Court, **Davidson** County, Tennessee;

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 and vesting a one-half (1/2) interest of that certain Real Property

hereinafter described in **STEVEN EDWARD SANDERS, JR., a minor,** by and under said Last Will and Testament of **RONNIE DALE SANDERS,** deceased, the undersigned, **JIMMIE LOU SANDERS,** Personal Representative of the Estate of **RONNIE DALE SANDERS,** deceased, hereinafter referred to as Grantor, by these presents does hereby transfer and convey to **ROB RUTHERFORD, Limited Guardian for STEVEN EDWARD SANDERS, JR., a minor,** as Guardian of the within described Real Property but no further, his successors, representatives and assigns, hereinafter referred to as Grantee, a one-half (1/2) undivided interest in and to 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 **327 Hermitage Avenue, Nashville TN 37210.**

TO HAVE AND TO HOLD said a one-half (1/2) undivided interest in said Real Property, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, **ROB RUTHERFORD, Limited Guardian for STEVEN EDWARD SANDERS, JR., a minor,** his successors, representatives and assigns forever and as authorized by the **Seventh** Circuit Court, **Davidson** County, Tennessee, under Case No. **12P-1566,** Grantor as Personal Representative but no further or otherwise does covenant with the said Grantee that as Personal Representative she has a good right to convey the Real Property. Grantor does further covenant and bind herself as Personal Representative but no further or otherwise to warrant and forever defend the title to said land during the time she has served as Personal Representative to the said Grantee, her successors, representatives 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 Limited Warranty Deed on the 12th day of July 2013.

Jimmie Lou Sanders

JIMMIE LOU SANDERS, Personal Representative of the Estate of **RONNIE DALE SANDERS**, 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 **JIMMIE LOU SANDERS** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged herself to be Personal Representative of the Estate of **RONNIE DALE SANDERS**, deceased, the within named Grantor, and that she as such Personal Representative executed the foregoing Personal Representative's Deed for the purposes therein contained, by signing her name as Personal Representative.

Witness my hand and official seal at Nashville, Tennessee, this day of 12 - July 2013.

Notary Public

JENNIFER CORNELIUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My commission expires: 11/5/2014

STATE OF **TENNESSEE**
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer, is $ 0.

Affiant

Subscribed and sworn to before me this 14 day of August 2013.

Notary Public

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My commission expires 7/7/2014

EXHIBIT A

327 Hermitage Avenue, Nashville,
Davidson County TN 37210
Map/Parcel No. **ID# 094 13 0 051.00**
Field Book No. _____

Land lying and being Lot No. **2** on Mr. Fred Walker's Re-Subdivision of part of Lots 11-12 of Block "L" as shown on the Plan of Hermitage Addition to Nashville, as of record in Book 57, pages 42 and 43, Register's Office for Davidson County, Tennessee, and of record in Book **4885**, page **151**, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to **Ronnie Sanders** from **Robert D. Dykstra** by deed as shown of record in Book **8384**, page **889**, Register's Office for **Davidson** County, Tennessee.

Ronnie Sanders conveyed a one-half (1/2) undivided interest in said Real Property to **Allen Morgan** by deed as shown of record in Book **8415**, page **816**, Register's Office for **Davidson** County, Tennessee.

Ronnie Sanders and Ronnie Dale Sanders were one and the same person.

Ronnie Dale Sanders died testate 13 March 2010, and devised his one-half (1/2) undivided interest in this Real Property to Steven Edward Sanders, Jr., a minor, by Last Will and Testament admitted to probate on **04 August 2011**, and shown of record under Case No. **11P-1102**, Probate Court Clerk's Office, Davidson County, Tennessee.

This Deed is evidence of the devise and distribution of an interest in the above-described Real Property to **STEVEN EDWARD SANDERS, JR., a minor**, under said Last Will and Testament admitted to probate on **04 August 2011**, and is exempt from any recordation tax pursuant to ***Tennessee Code Annotated, Section 67-4-409 (a) (3) (D)***.