| Address New Owner: | Map-Parcel Numbers: | Send Tax Bills To: |
|---|---|---|
| **James Patrick Walsh and Dale Walsh Graham, Co-Trustees of the Joan L. Walsh Family Trust 8301 Poplar Creek Road Nashville, TN 37221-3205** | **129 07 0 015.00** | **Same** |
| This instrument prepared by: Bradley Arant Boult Cummings LLP 1600 Division Street, Suite 700, Nashville, TN 37203 | | |

# WARRANTY DEED

WHEREAS, **Joan H. Walsh (also known as Joan L. Walsh)** (the "Decedent") was the owner of that certain property located and known as 207 Vaughn's Gap Road, Nashville, 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 September 25, 2011, and her will (the "Will") is filed of record in Probate No. 11P-1672, Seventh Circuit Court of Davidson County, Tennessee Probate Division; and

WHEREAS, pursuant to the Will, John M. Walsh, James Patrick Walsh and Rosemary Walsh Plorin were appointed as Co-Executors of the Estate of Joan L. Walsh, (the "Estate"); and

BILL GARRETT, Davidson County
Trans:T20130106439 DEEDWARR
Recvd: 12/23/13 11:20 5 pgs
Fees:27.00 Taxes:0.00

20131223-0129224

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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.

Subscribed and sworn to before me this 23 day of December, 2013.

Notary Public

My Commission Expires: 12/6/2016

MARY M. BROWN
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

My Commission Expires DEC. 6, 2016

WHEREAS, John M. Walsh subsequently died, leaving James Patrick Walsh and Rosemary Walsh Plorin as the Co-Executors of the Decedent's estate.

WHEREAS, pursuant to the terms of the Will, all interest of Decedent in the Property was to be conveyed to the trustees of a trust created under the Will to be known as the Joan L. Walsh Family Trust.

NOW, THEREFORE, for and in consideration of the premises and the sum of $1.00, cash in hand paid, the receipt and sufficiency of which are hereby acknowledged, **JAMES PATRICK WALSH AND ROSEMARY WALSH PLORIN, CO-EXECUTORS OF THE ESTATE OF JOAN L. WALSH,** (the "Grantors"), pursuant to the terms and conditions of the Will, have bargained and sold, and by these presents do transfer and convey to **JAMES PATRICK WALSH AND DALE WALSH GRAHAM, CO-TRUSTEES OF THE JOAN L. WALSH FAMILY TRUST UNDER THE WILL OF JOAN L. WALSH** (the "Grantee"), Grantee's heirs and assigns, all of Grantors' right, title, and interest, as Co-Executors of the Decedent's estate, in and to the Property.

TO HAVE AND TO HOLD the Property with all appurtenances, estate, title, and interest thereto belonging to the Grantee, Grantee's successors and assigns, forever. Grantors covenant with the Grantee 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.

Grantors further covenant and bind themselves, their successors and assigns to warrant and forever defend the title to the Property to the said Grantee, Grantee's successors and assigns, against the lawful claims of all persons whomsoever, except that no warranty is made as to the amount of acreage in the Property.

Notwithstanding the foregoing, James Patrick Walsh and Rosemary Walsh Plorin, as Co- Executors of the Estate of Joan L. Walsh shall have no personal liability to the Grantee hereunder or otherwise with respect to the Property.

IN WITNESS WHEREOF, the Grantor has executed this Deed this 13th day of Dec., 2013.

**James Patrick Walsh, Co-Executor**
**of the Estate of Joan L. Walsh**

STATE OF TN )
COUNTY OF Davidson )

Personally appeared before me, Courtney Phillips, Notary Public, James Patrick Walsh, with whom I am personally acquainted, and who acknowledged that he is a Co-Executor of the Estate of Joan L. Walsh, deceased, and that he as such Co-Executor executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 13th day of Dec., 2013.

COURTNAY PHILLIPS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

My Commission Expires: 7/3/2017

IN WITNESS WHEREOF, the Grantor has executed this Deed this 17 day of December, 2013.

Rosemary Walsh Plorin

**Rosemary Walsh Plorin, Co-Executor**
**of the Estate of Joan L. Walsh**

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, ROSEMARY WALSH PLORIN, Notary Public, Rosemary Walsh Plorin, with whom I am personally acquainted, and who acknowledged that she is a Co-Executor of the Estate of Joan L. Walsh, deceased, and that she as such Co-Executor executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 17 day of DECEMBER, 2013.

TIFFANY B. POULOSE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-11-2017

Notary Public

My Commission Expires: 1-11-2017

## EXHIBIT A

**(Legal Description)**

Being Lot No. 13 on the Plan of West Meade Farm, Inc., Section V, as of record in Book 2133, page 37, Register's Office for Davidson County, Tennessee.

Said Lot No. 13 fronts 180 feet on the southerly side of Vaughn's Gap Road and runs back 486.3 feet on the easterly line and 482.6 feet on the westerly line, to a dead line, measuring 180 feet thereon.

Being the same property conveyed to Joan H. Walsh by deed from John M. Walsh, of record in Book 4266, Page 519, Register's Office for Davidson County, Tennessee. Further, being the same property conveyed to Joan H. Walsh by Deed of record in Book 4202, Page 81, Register's Office for said County. The said Joan H. Walsh having died testate on September 25, 2011, and Decedent's will being of record in Probate No. 11P-1672, Seventh Circuit Court of Davidson County, Tennessee Probate Division.

This is improved property known as 207 Vaughn's Gap Road, Nashville, Tennessee.