BILL GARRETT, Davidson County
Trans:T20130107962 DEEDQC
Recvd: 12/31/13 10:17 3 pgs
Fees:17.00 Taxes:0.00
20131231-0131116

This Instrument Prepared By:

Joseph P. Rusnak
TUNE, ENTREKIN & WHITE, P.C.
Regions Center, Suite 1700
315 Deaderick Street
Nashville, TN 37238
(615) 244-2770

PERSONAL REPRESENTATIVE'S DEED

Address Owner/Responsible Taxpayer:	Mortgagee:	Map Parcel Numbers:
Robert Osborn Mallernee, III 133 Lincoln Court Nashville, TN 37205		Map 81-6 Parcel 247

In order to provide muniment of title and for other valuable consideration received, the receipt of which is hereby acknowledged, I, Robert Osborn Mallernee, III, as personal representative of the Estate of Robert Osborn Mallernee, Jr. which estate is currently pending in the Probate Court for Davidson County, Tennessee (Case No. 13P1037), pursuant to Letters Testamentary, issued on July 18, 2013 and recorded in the Register's Office for Davidson County, Tennessee at Instrument No. 20131211-0125486, and in order to carry out the provisions of a Last Will and Testament dated December 11, 2012 and recorded in the Register's Office for Davidson County, Tennessee at Instrument No. 20131211-0125485, and otherwise comply with the laws of descent and distribution, for and on behalf of the estate, for the purpose of serving as a muniment of title and further evidencing the divestiture of title in and to the premises hereinafter described from the aforesaid estate, or any person or entity claiming by, under, or through the title of Robert Osborn Mallernee, Jr. do hereby devise, release, grant, bargain, sell, convey and forever quitclaim to Robert Osborn Mallernee, III, individually (the "Grantee"), his heirs and assigns forever, the real property located in Davidson County, Tennessee and described as follows:

> Land in Davidson County, Tennessee, being Lot(s) 12, as shown on the map entitled Cumberland Gardens, Section VIII, of record as Plat Book 3300, page 82, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.
>
> Said Lot No. 12 fronts 52 feet on the westerly side of 25th Avenue North and extends back 121 feet on the northerly line and 94 feet on the southerly line to a dead line in the rear on which it measures 58.6 feet.
>
> BEING the same property conveyed to Julia L. Mallernee, Jr. by deed from Perry K. Gill, Jr. and wife, Francis J. Gill, filed of record in Book 4128, page 648, Register's Office for Davidson County, Tennessee.
>
> This conveyance is subject to any and all existing easement,

restrictions and building setback lines of record.

This is improved property located at 1809 25th Avenue North, Nashville, Tennessee, 37208.

The previous and last instrument and prior title is a warranty deed recorded in Book 4128, Page 648 in the Register's Office for Davidson County, Tennessee. Julia L. Mallernee died June 20, 1984. On August 28, 1984, the Probate Court for Davidson County, Tennessee entered an order in Case No. 75291 for the intestate administration of the Estate of Julia L. Mallernee. On August 30, 1984, Robert Osborn Mallernee, Jr. was granted letters of administration. By an order entered May 28, 1987, the Estate of Julia L. Mallernee was closed. The husband of Julia L. Mallernee predeceased her and the sole heir of Julia L. Mallernee was her son, Robert Osborn Mallernee, Jr. Robert Osborn Mallernee, Jr. was the only child born to Julia L. Mallernee and Julia L. Mallernee left no other children or adopted children, or descendants of adopted or deceased children. The Last Will and Testament of Robert Osborn Mallernee, Jr. was recorded in the Register's Office for Davidson County, Tennessee at Instrument No. 21031211-0125485. No survey, no title examination, and no title insurance has been made or acquired for this transfer.

IN WITNESS THEREOF, Robert Osborn Mallernee, III, as personal representative of the Estate of Robert Osborn Mallernee, Jr., states under penalty of perjury that all of the statements of fact made herein are true and correct and has caused this instrument to be executed on this 26 day of December 2013.

Robert Osborn Mallernee III

Robert Osborn Mallernee, III
Personal Representative of the Estate of
Robert Osborn Mallernee, Jr., Case No. 13P1037
Davidson County, Tennessee Probate Court

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Robert Osborn Mallernee, III and represented himself to be the personal representative for the Estate of Robert Osborn Mallernee, Jr., which whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purpose therein contained.

WITNESS my hand, at office, this 26th day of December 2013.

Rebecca Riddle

NOTARY PUBLIC

REBECCA RIDDLE
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

My Commission Expires: 6/18/17

OATH OF ACTUAL CONSIDERATION PURSUANT TO TENN. CODE ANN. 67-4-409(a)(4)

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I hereby offer this instrument for recording within the meaning of the statutes of the State of Tennessee, under Tennessee Code Annotated Section 67-4-409(a)(4) and hereby swear or affirm that the actual consideration for this transfer is $0.00.

Robert Osborn Mallernee III

Robert Osborn Mallernee, III, Affiant

Sworn to and subscribed before me this 26th day of December 2013.

Rebecca Riddle

NOTARY PUBLIC

REBECCA RIDDLE
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

My Commission Expires: 6/18/17