BILL GARRETT, Davidson County
Trans:T20140007404 DEEDWARR
Recvd: 01/31/14 14:57 3 pgs
Fees:17.00 Taxes:0.00
20140131-0009002

THIS TRANSFER IS EXEMPT FROM RECORDING TAX PURSUANT TO T.C.A § 67-4-409(a)(3)

Record and Return Mail To:
This Instrument Prepared By:
RUSS COOK AND ASSOCIATES, P.C.
5141 Virginia Way, STE 220
Brentwood, Tennessee 37027
(615) 370-2444

DEED OF EXECUTRIX

Address of New Owner:	Send Tax Bills To:	Map and Parcel
Frances N. O'Connor	Same	Map 148 12
4736 Apollo Drive		Parcel 221.00
Antioch, TN 37013		

WITNESSETH

We, **Robert G. Williams and Frances N. O'Connor, Co-Executors of the Last Will and Testament of Patricia Ann Williams**, hereinafter called the "Grantors" by these presents do hereby transfer and convey unto **Frances N. O'Connor**, "Grantee" all their right, title and interest in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

LAND in the 2nd Civil District of Davidson County, Tennessee, described according to a survey by John Kohl, dated October 1, 1974, as follows:

BEGINNING at a concrete monument in the west margin of Artelia Drive, said concrete monument being located at the northeast corner of Lot 8 on the Plan of a Resubdivision of Lot 8 of Hazelwood, Section 9, of record in Book 4715, page 62, Register's Office Davidson County; thence with the margin of said Drive, around a curve to the left northwest 145.13' to a concrete monument; thence North 41° 55' W. 25' to a concrete monument at the beginning of a curve to the left; thence around said curve west 39.27 feet to a concrete monument in the southeast margin of Artelia Court; thence with the margin of said Court South 48° 05" W 68.86' to a point at the beginning of a slight curve to the left; thence around said curve southwest 14.54' to a point; thence leaving Artelia Court S 23° 54' 01" W 121.48 feet to a concrete monument; thence with the north line of said Lot 8, North 80° 34' 17" East 135.71 feet to a point of beginning.

Being the same property conveyed to **Vergil W. Williams, Jr. and wife, Patricia A. Williams** by Warranty Deed from **Rembert B. Woodroof and wife, Margaret D. Woodroof**, dated October 8, 1974, of record in Book 4859, Page 234, Register's Office for Davidson County, Tennessee. **Vergil W. Williams, Jr.** died on May 15, 1993 resulting in the above described property vesting in **Patricia A. Williams** as surviving tenant by the entirety. **Patricia A. Williams** died on December 27, 2010, resulting in her interest herein conveyed being administered as part of her probate estate in accordance with the Last Will and Testament of Patricia Ann Williams dated March 23, 2010 filed as Case No. 11P924, Davidson County Probate Court.

This is improved property known as **4637 Artelia Drive, Antioch, Tennessee 37013.**

* **Patricia Ann Williams** and **Patricia A. Williams** are one and the same person.

TO HAVE AND TO HOLD, the said tract or parcel of land with the appurtenances, estate title and interest thereto belonging to the Grantee, its heirs and assigns forever;

AND the said **Robert G. Williams** and **Frances N. O'Connor**, in their capacity as Co-Executors under the Last Will and Testament of Patricia Ann Williams, deceased, filed in Davidson County Probate Court as Case No. 11P924 do hereby covenant with the Grantee that as such Co-Executors (and not individually) they are lawfully seized and possessed of the said land in fee simple, have a good right to convey it, and the same is unencumbered except for those matters hereinabove mentioned;

AND as such Co-Executors, (and not individually) they do further covenant and bind themselves to warrant and forever defend the title to the said real property to the said Grantee, and its heirs and assigns, against the lawful claims of all persons claiming by or through said Co-Executors.

As a result of this conveyance, **Frances N. O'Connor** will own a one hundred percent (100%) interest in the real property described above.

IN WITNESS WHEREOF, We have hereunto set our hands on this the 8 day of August, 2013.

Robert G. Williams, Co-Executor
1.27.2014 RW

Frances N. O'Connor, Co-Executor

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named **Robert G. Williams, Co-Executor of the Last Will and Testament of Patricia Ann Williams**, deceased, with whom I am personally acquainted and who acknowledged that as such Co-Executor, he executed the within instrument for the purpose therein contained.

Witness my hand and seal this 27th day of JANUARY, ~~2013~~ 2014.

Notary Public

My Commission Expires: Sep. 11 2017

LAUREN SCHICK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named **Frances N. O'Connor, Co-Executor of the Last Will and Testament of Patricia Ann Williams**, deceased, with whom I am personally acquainted and who acknowledged that as such Co-Executor, she executed the within instrument for the purpose therein contained.

Witness my hand and seal this 21st day of June, 2013.

Notary Public

My Commission Expires:
December 6, 2016

My Commission Expires:

LESLIE D. NASH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 7, 2012