BILL GARRETT, Davidson County
Trans:T20140014178 DEEDQC
Recvd: 02/28/14 13:48 3 pgs
Fees:17.00 Taxes:0.00
20140228-0017424

NEW OWNER :
ROBERT E. WAUFORD, JR.
719 N. GREENWOOD EXT
LEBANON, TENNESSEE 37087

SEND TAX BILLS TO:
ROBERT E. WAUFORD, JR.
719 N. GREENWOOD EXT
LEBANON, TENNESSEE 37087

Parcel ID 095 04 0 108.00

THIS INSTRUMENT PREPARED BY:
Shawn J. McBrien, Attorney At Law
133 S. College Street
Lebanon TN 37087

This transfer is exempt from real estate transfer tax pursuant to T.C.A. § 67-4-409(a)(3)(D)

THIS INSTRUMENT WAS PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES WITHOUT COUNSEL OR ADVICE AS TO LEGAL CONSEQUENCES OR TAX RELATED MATTERS. NO TITLE EXAMINATION OR SETTLEMENT HAS BEEN PERFORMED AND SHAWN J. MCBRIEN, ATTORNEY, SHALL NOT BE RESPONSIBLE FOR ANY MATTER THAT COULD HAVE BEEN RESOLVED BY A TITLE EXAMINATION, SETTLEMENT OR LEGAL AND/OR TAX RELATED COUNSEL.

EXECUTOR DEED

KNOW ALL MEN BY THESE PRESENTS that **ROBERT E. WAUFORD, JR.,** the duly appointed Executor, a copy of his Letters of Testamentary being attached hereto as *Exhibit A*, of the Estate of Edna Irene Wauford, deceased, which estate is administered in the Probate Court for Wilson County, Tennessee, Case No. 2013PR64, for and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid, the receipt and sufficiency of which are hereby acknowledged, and in connection with the distribution and closing of the Estate of Edna Irene Wauford, the decedent's Will having been duly admitted to probate in Wilson County, Tennessee, and recorded in Will Book 23, Page 242, Probate Court Clerk's Office for said county, has bargained and sold and hereby conveys, remises, releases and forever quitclaims unto **ROBERT E. WAUFORD, JR.**, his heirs and assigns, all right, title and interest in and to a certain tract of land in Davidson County, Tennessee described as follows, to-wit:

Being Lot No. 133 on the Plan of Eva-Mor Heights, Section II, as of record in Book 1835, Page 30, Register's Office for said County, as follows:

Said Lot No. 133 fronts 65 feet on the West side of Ridgeway Drive and runs back between lines 194.67 feet to a dead line, measuring 67.85 feet thereon.

Being the same property conveyed to Edna Irene Wauford by Harold W. Cole and wife, Shirley Cannon Cole, by deed of record dated December 1, 1962, Noted in Book 103, Page 793 and Recorded in Book 3464, Page 417; Being the same property conveyed to Harold W. Cole and Wife Shirley Cannon Cole, by Charles F. Colquette and wife, of record in Book 2929, Page 281, said Register's Office.

This is improved property located at 228 Ridgeway Drive, Nashville, Tennessee 37214.

WITNESS my hand this 19th day of February, 2014.

Robert E. Wauford Jr.

ROBERT E. WAUFORD, JR., Executor
for the Estate of Edna Irene Wauford

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, Robert E. Wauford, Jr., Executor of the Estate of Edna Irene Wauford, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 19th day of February, 2014.

Martha S. Whitman
NOTARY PUBLIC

My Commission expires: 5-11-2015



Letters Testamentary
STATE OF TENNESSEE
PROBATE COURT OF WILSON COUNTY
AT LEBANON

TO: Robert E. Wauford, Jr.
resident of Wilson County, Tennessee
Case No. 2013PR64

It appearing to the Court that EDNA IRENE WAUFORD has died, leaving a written will, in which the Probate Court has appointed you Personal Representative which has been duly approved in open Court; and you having been qualified according to law, and it having been ordered by said Court that Letters Testamentary issue to you.

These are, therefore, to empower you, the said Personal Representative to enter upon the execution of said will, and take into your possession all the property, bond and inventory being waived, and make due collection of all debts, and after paying all the just demands against the Testator, and settling up the business according to law, you will pay over and deliver the property and effects that may remain in your hands, and do all other things that may be required, according to the provision of the said will and the laws of the land.

WITNESS, Barbara Webb, Clerk of said Court, at office, this 8 day of March, 2013.

BARBARA WEBB, CLERK & MASTER
By: Susan K. Haney
Deputy Clerk

STATE OF TENNESSEE
WILSON COUNTY

I do solemnly swear that I will honestly and faithfully discharge the duties of Personal Representative of the last will and testament of the above named deceased in accordance with its terms and provisions, to the best of my knowledge and ability, so help me God.

Robert E. Wauford Jr.
ROBERT E. WAUFORD, JR.

Subscribed and sworn to before me this 8 day of March, 2013.

Susan K. Haney
Deputy Clerk

STATE OF TENNESSEE
WILSON COUNTY

I, Barbara Webb, Clerk of the Probate Court of said County, do hereby certify that the foregoing is a full, true and perfect copy of LETTERS TESTAMENTARY, issued to the above named Personal Representative of the estate of EDNA IRENE WAUFORD, deceased and I do further certify that the above mentioned is still the acting Personal Representative of the estate and as such is entitled to full faith and credit, as appears from the records of my office at Lebanon, Tennessee.

Witness my hand and official seal, at office this 8 day of March, 2013.

Susan K. Haney
Deputy Clerk

PROBATE COURT OF WILSON COUNTY TENNESSEE AT LEBANON

STATE OF TENNESSEE, COUNTY OF WILSON
I hereby certify the foregoing to be a true and perfect copy of the original instrument on file in this case.
8 day of March, 2013
BARBARA WEBB, CLERK & MASTER
Susan K. Haney, D. C&M