BILL GARRETT, Davidson County
Trans:T20140025013 DEEDQC
Recvd: 04/14/14 10:55 3 pgs
Fees:17.00 Taxes:0.00
20140414-0030923

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

Prepared from information supplied by the parties

THIS INSTRUMENT DOES NOT CONSTITUTE A WARRANTY OF TITLE, COVENANTS, DESCRIPTIONS OR ANY OTHER INFORMATION CONTAINED HEREIN.

Grantee: Sharon V. Ballinger
8016 Meadow View Drive
Nashville, Tennessee 37221

Send tax notice to: Grantee

Map Parcel Number: 117 09 0 089.00

EXECUTOR'S DEED

In order to provide muniment of title and for other valuable consideration received, the receipt of which is hereby acknowledged, I, Sharon V. Ballinger, Limited Executrix for the Estate of Ruth Nelson Bearden, Davidson County Seventh Circuit Probate Division Docket Number 14P418, pursuant to an Order of Probate for Muniment of Title entered on April 2, 2014, and recorded in REGISTER OF DEEDS in Davidson County Instrument No. 20140404-0028075 and in order to carry out the provisions of the Tennessee 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 Ruth Nelson Bearden, do hereby devise, release, grant, bargain, sell, convey and forever quitclaim to the Grantee, Sharon V. Ballinger, her heirs and assigns, a one hundred percent (100%) interest in the following described real property located in Davidson County, Tennessee:

> Lot No. 23 on the Map of Woodmont Estate, of record in Book 1130, Page 99, Register's Office for said County, and described as follows:
>
> Beginning at a point in the north margin of Sugartree Road at the common corner of Lots 22 and 23; thence with the line between said lots, northerly 243.8 feet; thence along the rear line of Lot 23, North 44° 15′ West 64.1 feet to a point; thence westerly 41.3 feet to the corner of Lots No. 23 and 24; thence southerly, along the line between said lots 260.5 feet to the northerly margin of Sugartree Road; thence easterly with the road 100 feet to the beginning.

Being part of the property conveyed to A.R. Greene and wife, Annie Lois Greene, by deed from Third National Bank, Trustee, of record in Book 1510, Page 551, said Register's Office.

This conveyance is made subject to restrictions of record in Book 662, page 807, and in Book 1449, page 61, Register's Office for Davidson County, Tennessee.

Description is taken from prior deed. This improved property is known as 2826 Sugartree Road, Nashville, Tennessee.

The previous and last instrument and prior title is an installment deed recorded in Instrument No. 00001762-0000503 in the Register's Office in Davidson County, Tennessee, being the same property conveyed to H.C. Verner and wife, Ruth Nelson Verner* by A.R. Greene and wife, Annie Lois Greene. H.C. Verner died on May 16, 1953; a copy of his Death Certificate is attached hereto.

*Ruth Nelson Verner and Ruth Nelson Bearden being the same person.

No survey, no title examination, and no title insurance has been made or acquired for this transfer.

IN WITNESS WHEREOF, the Grantor hereby affixes her signature on the 10th day of April, 2014.

ESTATE OF RUTH N. BEARDEN, DECEASED

BY: Sharon V. Ballinger
Sharon V. Ballinger, Limited Executrix

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sharon V. Ballinger, Limited Executrix, personally appeared before the undersigned, a Notary Public in and for said county and state, and with whom I am personally acquainted or proved to me to on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument as her free act and deed for the purposes therein contained.

Witness my hand and official seal this 10th day of April, 2014.

JULIE F. TRAWICK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public

My Commission Expires: 7-1-17

STATE OF TENNESSEE
Office of Vital Records

1531

1994
07

DEPARTMENT OF PUBLIC HEALTH

CERTIFICATE OF DEATH

STATE OF TENNESSEE

DIVISION OF VITAL STATISTICS

COOPERATING WITH NATIONAL OFFICE OF VITAL STATISTICS

THIS BECOMES A LEGAL RECORD WHEN PROPERLY EXECUTED AND WILL BE PLACED IN PERMANENT FILE.

WRITE PLAINLY WITH PERMANENT INK OR TYPEWRITER.

PHYSICIAN LAST IN ATTENDANCE MUST STATE CAUSE OF DEATH AND SIGN MEDICAL CERTIFICATION. IF NO PHYSICIAN IN ATTENDANCE, HEALTH OFFICER (OR CORONER, IF IN... T WAS HELD ... T CONSULTED) SIGN MEDICAL CERTIFICATION. IF SIGNATURE IS NOT OBTAINED ...

BIRTH NO. 1907 — DEATH NO. 53-10292

1. NAME: HERMAN C (JACK) VERNER (FIRST / MIDDLE / LAST)
2. DATE OF DEATH: 5-16-53 (MONTH / DAY / YEAR)

3. COLOR OR RACE	4. SEX	5. SINGLE, MARRIED, WIDOWED, DIVORCED (SPECIFY)	6. DATE OF BIRTH (MONTH DAY YEAR)	7. AGE (IN YEARS LAST BIRTHDAY)	IF UNDER 1 YR. MONTHS	IF UNDER 1 YR. DAYS	IF UNDER 24 HRS. HOURS	IF UNDER 24 HRS. MINS.
W	M	MARRIED	10-18-10	42				

8. PLACE OF DEATH
A. COUNTY: DAVIDSON — B. CIVIL DISTRICT: 1
C. CITY OR TOWN (IF OUTSIDE CITY LIMITS, WRITE RURAL): NASHVILLE — D. LENGTH OF STAY IN THIS PLACE:
E. NAME OF HOSPITAL OR INSTITUTION (If not in Hospital or Institution, Give Street Address or Location): ACCIDENT & AVE NEAR SOUTH ST
F. STREET ADDRESS (IF RURAL, GIVE LOCATION): MR SUGAR TREE RD

9. USUAL RESIDENCE OF DECEASED (Where Deceased Lived. If Institution, Residence Before Admission)
A. STATE: TENN — B. COUNTY: DAVIDSON — CIVIL DISTRICT: 7
C. CITY OR TOWN (IF OUTSIDE CITY LIMITS, WRITE RURAL): NASHVILLE

10a. USUAL OCCUPATION (Give Kind of Work Done During Most of Working Life, Even If Retired): MACHINE OPERATOR
10b. KIND OF BUSINESS OR INDUSTRY: ADDRESSING MACHINES
11. SOCIAL SECURITY NUMBER: 411-26-1059

12. WAS DECEASED EVER IN U.S. ARMED FORCES? (SPECIFY YES, NO, OR UNKNOWN): NO — IF YES, GIVE WAR AND DATES OF SERVICE:
13. BIRTHPLACE (State or Foreign Country): MISS
14. CITIZEN OF WHAT COUNTRY?: U.S.A.

15. FATHER'S NAME: E.T. VERNER
16. MOTHER'S MAIDEN NAME: VIVIAN SOPPATH
17. INFORMANT: RUTH VERNER — ADDRESS: NASHVILLE

MOVAL FROM STATE.

ALL ... ARE TO BE COMPLETE AND ACCURATE.

18. I HEREBY CERTIFY THAT THE DECEASED DIED ON THE DATE AND FROM THE CAUSE STATED ABOVE
SIGNATURE, M.D. OR OTHER (SPECIFY): [signature]
ADDRESS: Death cert. signed by me as Director of Health under Code of Tennessee 5827-37
DATE: 5-26-53

19a. BURIAL, CREMATION, REMOVAL (SPECIFY): BURIAL
19b. DATE OF BURIAL, CREMATION, OR REMOVAL: 5-18-53
19c. NAME OF CEMETERY OR CREMATORY: WOODLAWN
19d. LOCATION (CITY, TOWN OR COUNTY; STATE): NASHVILLE, TENN

20a. FUNERAL DIRECTOR: WOOD — ADDRESS: NASHVILLE
21. REGISTRATION DIST. NO.: 2101
22. DATE SIGNED BY LOCAL REG.: 5-26-53
23. REGISTRAR'S SIGNATURE: [signature]

6404418

I hereby certify the above to be a true and correct representation of the record or document on file in this department. This certified copy is valid only when printed on security paper showing the red embossed seal of the Tennessee Department of Health. Alteration or erasure voids this certification. Reproduction of this document is prohibited.

Tennessee Code Annotated 68-3-101 et seq., Vital Records Act of 1977.

6404418

Catherine D. Haralson, RN, BA
STATE REGISTRAR

John J. Dreyzehner, MD, MPH, FACOEM
COMMISSIONER

Date Issued: Feb-28-2014

CERTIFICATION OF VITAL RECORD