Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Virginia C. Ripley Trustee of the John T. Conners, Jr. Family Trust 4433 Sheppard Place Nashville, TN 37205	**129 03 0 027.00**	**Same**
This instrument prepared by: Bradley Arant Boult Cummings LLP 1600 Division Street, Suite 700, Nashville, TN 37203		

WARRANTY DEED

WHEREAS, **John T. Conners, Jr.** (the "Decedent") was the owner of that certain property located and known as 6323 East Valley 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 8, 2009, and his will (the "Will") is filed of record in Probate No. 10P-83, Seventh Circuit Court of Davidson County, Tennessee Probate Division; and

WHEREAS, pursuant to the Will, Virginia C. Ripley was appointed as Executrix of the Estate of John T. Conners, Jr., (the "Estate"); and

BILL GARRETT, Davidson County
Trans:T20140027322 DEEDWARR
Recvd: 04/22/14 12:38 4 pgs
Fees:22.00 Taxes:0.00

20140422-0033683

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.

Affiant

Subscribed and sworn to before me this 22nd day of April, 2014.

Notary Public

My Commission Expires: 12/6/2016

MARY BROWN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

My Commission Expires DEC. 6, 2016

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WHEREAS, pursuant to the terms of the Will, all interest of Decedent in the Property was to be conveyed to the trustee of a trust created under the Will to be known as the John T. Conners, Jr. 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, **VIRGINIA C. RIPLEY, EXECUTRIX OF THE ESTATE OF JOHN T. CONNERS, JR.,** (the "Grantor"), pursuant to the terms and conditions of the Will, has bargained and sold, and by these presents does transfer and convey to **VIRGINIA C. RIPLEY, TRUSTEE OF THE JOHN T. CONNERS, JR. FAMILY TRUST UNDER THE WILL OF JOHN T. CONNERS, JR.** (the "Grantee"), Grantee's successors and assigns, all of Grantor's right, title, and interest, as Executrix 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. Grantor covenants with the Grantee that Grantor is lawfully seized and possessed of the Property in fee simple; that Grantor has a good right to convey the Property, and that the Property is unencumbered.

Grantor further covenants and bind herself, her 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, Virginia C. Ripley, as Executrix of the Estate of John T. Conners, Jr. 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 21 day of April, 2014.

Virginia C Ripley, Executrix

VIRGINIA C. RIPLEY, Executrix
of the Estate of John T. Conners, Jr.

STATE OF TENNESSEEE)

COUNTY OF DAVIDSON)

Personally appeared before me, Joseph W Gibbs, Notary Public, Virginia C. Ripley, with whom I am personally acquainted, and who acknowledged that she is the Executrix of the Estate of John T. Conners, Jr., deceased, and that she as such Executrix executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 21 day of April, 2014.

Notary Public

JOSEPH W. GIBBS
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

My Commission Expires OCT. 18, 2016

My Commission Expires 10/18/2016

EXHIBIT A

(Legal Description)

Being Lot No. 47 on the Plan of West Meade Farms, Inc., Section 1, as of record in Book 1424, page 47, Register's Office for said County, and described as follows:

Beginning at a point on the easterly margin of Robin Hill Road, the common corner of Lots 47 and 66; thence with the margin of said roar, northwardly 277.4 feet to the beginning of a curve; thence along said curve, north-eastwardly 39.2 feet to a point on the southerly margin of East Valley Road; thence with the margin of said Road, eastwardly 544.1 feet to the common corner of Lots 47 and 48; thence with the line between said lots, southwardly 300 feet to the common corner of Lots 47 and 66; thence with the line between said lots, westwardly 514.3 feet to the beginning, containing 3.9 acres.

Being the same property conveyed to John T. Conners, Jr. and wife, Ann C. Conners, by deed from Herman A. Clark, and wife, Dannice J. Clark, of record in Book 2641, Page 441, Register's Office for Davidson County, Tennessee. The said Ann C. Conners having died on July 2, 1989. The said John T. Conners, Jr. having died testate on September 8, 2009, and his will being of record in Probate No. 10P-83, Seventh Circuit Court of Davidson County, Tennessee Probate Division.

This is improved property known as 6323 East Valley Road, Nashville, Tennessee.