This Instrument Prepared By:
Sherrard & Roe PLC (CLL)
150 3rd Ave. South, Suite 1100
Nashville, TN 37201

Davidson County DEEDWARR
Recvd: 06/10/14 07:28 4 pgs
Fees:22.00 Taxes:0.00
20140610-0050151

EXECUTORS' DEED

Address New Owners:
Roger and Martha Bishop
1602 18th Avenue South
Nashville, Tennessee 37212

Send Tax Bills To:
Same

Map/Parcel Number:
Map 104-8
Parcel 256

WHEREAS, Ava Foster Sellers (the "Decedent") died on November 25, 2013 and Decedent's Last Will and Testament, dated April 9, 1999, was admitted to probate on December 19, 2013, as File No. 13P-1979 in the Seventh Circuit Court for Davidson County, Tennessee (Probate Division) (the "Will");

WHEREAS, Martha Prather Bishop is the duly appointed Executor (the "Executor") of the Decedent's Estate (the "Estate") under the Will; and

WHEREAS, pursuant to the terms of Item II, paragraph 3 of the Decedent's Will, the Decedent's residence was bequeathed to Roger Dean Bishop and Martha Prather Bishop; and

WHEREAS, the Executor desires to convey all of the Decedent's right, title and interest in and to certain real property located in Davidson County, Tennessee, described on Exhibit A attached hereto and incorporated herein by this reference (the "Property") to Roger Dean Bishop and Martha Prather Bishop in order to settle matters of the Estate in accordance with the terms of the Will;

NOW, THEREFORE, in consideration of the foregoing premises and no other monetary consideration, the Executor hereby transfers, and conveys all of the Executor's right, title and interest in the Property to Roger Dean Bishop and Martha Prather Bishop, as tenants by the entireties (the "Beneficiaries").

This Property is being transferred expressly subject to all limitations, restrictions and encumbrances that may affect the Property.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to the Beneficiaries, their successors and assigns, forever; and the Executor hereby transfers, assigns, and sets over unto the Beneficiaries, all of the Estate's right, title and interest in the said Property with full benefit of the Executor's warranties to the maximum extent that she can or should do as Executor, but not further or otherwise.

IN WITNESS WHEREOF, the Executor has executed this instrument this 4 day of June, 2014.

ESTATE OF AVA FOSTER SELLERS

By: Martha Prather Bishop, Executor
Martha Prather Bishop, Executor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for said State and County, Martha Prather Bishop, who upon oath acknowledged that she is the Executor of the Estate of Ava Foster Sellers, deceased, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who further acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, this 4th day of June, 2014.

Rose Amberson
Notary Public

My Commission Expires: 3-7-2017

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Martha Prather Bishop
Affiant

Subscribed and sworn to before me this 4th day of June, 2014.

Rose Amberson
Notary Public

My Commission Expires: 3-7-2017

ROSE AMBERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT A

Being lot No. 8 on the plan of O. H. Shields' Subdivision of lot No. 55 and other lots in O. B. Hayes' Rokeby Addition, as of record in book 161, page 158, Register's Office for said County.

Said lot No. 8 fronts 55 feet on the easterly side of 18th Avenue South, formerly Lamar or Jefferson Street, and runs back between parallel lines 157.9 feet to an alley.

Being the same real property conveyed to Ava Foster Sellers, by deed from Joy Bayless and Susan B. Riley, of record in book 3930, page 356, said Register's Office.

CERTIFICATE OF AUTHENTICITY

I, Carla L. Lovell, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Carla L. Lovell

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Sara Weedman, a Notary Public in and for the County and State aforesaid, personally appeared, Carla L. Lovell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledges this certification of an electronic document is true and correct.

WITNESS my hand and seal at office in Nashville, Tennessee, this 9th day of June, 2014.

Sara Weedman
Notary Public

My Commission Expires:

_____

SARA WEEDMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT. 11, 2017