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

BILL GARRETT, Davidson County
Trans:T20140043657 DEEDWARR
Recvd: 06/19/14 15:42 3 pgs
Fees:18.00 Taxes:1461.50
20140619-0053804

EXECUTOR'S DEED

Address New Owner:	**Send Tax Bills To:**	**Map/Parcel Number:**
Shari L. Dennis 3818 Woodmont Lane Nashville, TN 37215	Same	116-12-0-046.00

WHEREAS, Karen A. Silien (the "Decedent"), died on September 12, 2013, and Decedent's Last Will and Testament, dated January 14, 2013, was admitted to probate on November 1, 2013, as File No. 13P1610 in the Seventh Circuit Court for Davidson County, Tennessee (Probate Division) (the "Will"); and

WHEREAS, John Klandt is the duly appointed Executor (the "Executor") of the Decedent's Estate (the "Estate") under the Will; 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 a third party purchaser, Shari Dennis (the "Buyer").

NOW, THEREFORE, in consideration of the foregoing premises and monetary consideration of $395,000.00, the Executor hereby sells, transfers, and conveys all of the Executor's right, title and interest in the Property to Buyer. This Property is being transferred expressly subject to all limitations, restrictions and encumbrances that may affect the Property.

This is improved property known as 3818 Woodmont Lane, Nashville, Tennessee 37215.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to the Beneficiary, its successors and assigns, forever.

The Executor further covenants and binds itself, its representatives, successors and assigns to warrant specially and forever defend the title to said real estate to Buyer, and Buyer's successors and assigns, against the lawful claims of all persons claiming through and under the Executor (other than claims arising out of the matters set forth above), but not further or otherwise. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the Executor has executed this instrument this 12TH day of June, 2014.

Estate of Karen A. Silien

By: _____ exe
John Klandt, Executor

STATE OF New Jersey)
COUNTY OF Hunterdon)

Personally appeared before me, a Notary Public in and for said State and County, John Klandt, who upon oath acknowledged that he is the Executor of the Estate of Karen A. Silien, deceased (the "Estate"), 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 he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Whitehouse, New Jersey, this 12th day of June, 2014.

LINDA K BERNARD
Notary Public
State of New Jersey
My Commission Expires Jul 26, 2017

_____
Notary Public

My Commission Expires: July 26, 2017

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration for this transfer is $~~400,000.00~~ 395,000.00.

_____
Affiant

Sworn to and subscribed before me, this 19 day of June, 2014.

TRACI SELLERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
Traci Sellers
My Commission Expires
March 6, 2018
STATE OF TENNESSEE

Traci Sellers
Notary Public

My Commission Expires: 3-6-18

EXHIBIT A

The land referred to in this Commitment is situated in the County of Davidson, State of Tennessee, and described as follows:

Land in Davidson County, Tennessee, being Lot(s) 10, Block "G", as shown on the map entitled Map of Woodmont Lane Homesites, of record in Plat Book 1130, page 13, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to KAREN A. SILIEN, by deed from JOSEPH G. CUMMINGS III and MARY BRITTON CUMMINGS, husband and wife, of record in Instrument No. 20020326-0036925, dated March 22, 2002, said Register's Office. The said Karen A. Silien having since died testate, on or about September 12, 2013. Her Last Will and Testament being filed in the Seventh Circuit Court of Davidson County, Tennessee, Probate Division, under Docket No. 13P1610. Said Will directs the subject property to be administered as part of the Estate, subject to the control of the Executor, John Klandt.

This is improved property known as 3818 Woodmont Lane, Nashville, TN 37215.