This instrument prepared by:

Valerie M. Webb
Webb Sanders PLLC
2784 Highway 31 W.
White House, TN 37188

BILL GARRETT, Davidson County
Trans:T20140043963 DEEDWARR
Recvd: 06/20/14 14:01 3 pgs
Fees:17.00 Taxes:0.00
20140620-0054157

Address New Owner(s):	Send Tax Bills To:	Map/Parcel Number(s):
Shelby Caitlyn Nickens 103 Buena Vista Drive Portland, TN 37148	New Owner	64-4-58

FOR AND IN CONSIDERATION of the sum of $10.00, cash in hand paid, the receipt of which is hereby acknowledged, I, Shelby Caitlyn Nickens, as Administratrix of the Estate of William Martin Nickens, deceased, have this day bargained and sold and do by these presents hereby sell, transfer and convey unto Shelby Caitlyn Nickens, her heirs and assigns, in fee simple, the following described real estate:

Map 64, Parcel 58, Group 4.

BEING Lot No. 37-A, on the Plan of Lake Country, Section 1, (Zone Lot Division of Lot 37), of record in Plat Book 5800, Page 332, which amends Book 5200, Page 493, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

NO BOUNDARY SURVEY WAS MADE AT THE TIME OF THIS CONVEYANCE WITH THE LEGAL DESCRIPTION BEING THE SAME AS THE PREVIOUS DEED OF RECORD.

THIS DEED PREPARED SOLELY UPON INFORMATION FURNISHED BY THE PARTIES. THERE HAS BEEN NO TAX ADVICE, INCLUDING, BUT NOT LIMITED TO, INCOME OR GIFT TAX ADVICE ON THE TRANSFER OF THIS PROPERTY, NOR THE FILING (IF REQUIRED) OF ANY TAX RETURNS, **NOR MEDICAID ADVICE GIVEN ON THIS TRANSFER.**

This being improved property located at 4614 Woodview Circle, Old Hickory, TN 37138.

Being the same property acquired by William M. Nickens, by deed of record at Instrument No. 20010531-0056442, Register Office for Davidson County, Tennessee. William M. Nickens aka known as William Martin Nickens ("Decedent") is now dead, he having died intestate September 20, 2013 and Shelby Caitlyn Nickens was appointed as Administratrix of his Estate by Order of the Probate Court for Davidson County, dated February 27, 2014, and recorded in Docket No. 14P207, Probate Division, Davidson County, Tennessee.

By Order of the Probate Court of Davidson County, TN, pursuant to Letters of Administration dated February 27, 2014, and of record in said Docket No. 14P207, the Administratrix was authorized and empowered to take into her possession and control all the goods, chattels, claims, and papers of the said estate, and turn a true and perfect inventory to the Court; to collect and pay all debts, and to do and transact all the duties in relation to the said estate, to deliver the residue thereof to those who are by law entitled.

TO HAVE AND TO HOLD the property to Shelby Caitlyn Nickens, her heirs and assigns, in fee simple forever; and I, in the capacity as Administratrix only, warrant the title herein conveyed against the lawful claims of all persons claiming the same by, through or under me as Administratrix, but no further or otherwise.

I COVENANT with said Grantee, her heirs and assigns, that I am lawfully seized and possessed of the above described real estate as such Administratrix and that I have a good and lawful right to sell and convey the same, and that the same is unencumbered, except for the utilities serving this property, visible public roads or right of ways or easements, and I as Administratrix of said Estate only will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

POSSESSION passes with delivery of this deed and the taxes for the year 2014 and all prior years, if any, will be assumed by the grantee herein.

Dated: This the 19th day of June, 2014.

ESTATE OF William Martin Nickens

By: _____
Shelby Caitlyn Nickens, Administratrix

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, Valerie M. Webb, a Notary Public of said County and State, Shelby Caitlyn Nickens, with whom I am personally acquainted, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 19th day of June, 2014.

_____
Notary Public

My Commission Expires: 6/23/14.

VALERIE MICHELLE WEBB
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF SUMNER

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is exempt under T.C.A. 67-4-409 (a)(3)(D) to implement a testamentary devise, which amount is equal to or greater than the amount which property transferred would command at a fair and voluntary sale.

Affiant

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

Notary Public

My commission expires: 6/23/14.

VALERIE MICHELLE WEBB
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

After recording, return to:

Valerie M. Webb
Webb Sanders PLLC
2784 Highway 31 W.
White House, TN 37188