Davidson County DEEDWARR
Recvd: 07/24/14 09:17 4 pgs
Fees:22.00 Taxes:0.00
20140724-0065692

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

EXECUTOR'S DEED

Address New Owners:
Fred M. Westfield, Co-Trustee
Joyce A. Westfield Family Trust
1097 Lynnwood Blvd
Nashville, TN 37215

Send Tax Bills To:
same

Map/Parcel Number:
144-3 / 36

WHEREAS, Joyce A. Westfield (the "Decedent") died on May 15, 2012, and Decedent's Last Will and Testament, dated August 13, 2006, was admitted to probate on May 24, 2012, as File No. 12P-819 in the Seventh Circuit Court for Davidson County, Tennessee (Probate Division) (the "Will");

WHEREAS, Fred M. Westfield 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, being an undivided fifty percent (50%) tenant in common 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 Fred M. Westfield, Steven J. Nochlin, and Keith E. Nochlin, Co-Trustees, and their successors in trust, of the Joyce A. Westfield Family Trust 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 Fred M. Westfield, Steven J. Nochlin, and Keith E. Nochlin, Co-Trustees, and their successors in trust, of the Joyce A. Westfield Family Trust (the "Beneficiary").

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

This is improved property known as 1097 Lynnwood Boulevard, Nashville, TN 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; and the Executor hereby transfers, assigns, and sets over unto the Beneficiary, 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 he/she can or should do as Executor, but not further or otherwise.

IN WITNESS WHEREOF, the Executor has executed this instrument this 23rd day of July, 2014.

Fred M. Westfield, Executor
Estate of Joyce A. Westfield

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for said State and County, Fred M. Westfield, who upon oath acknowledged that he is the Executor of the Estate of Joyce A. Westfield, 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 Nashville, Tennessee, this 23rd day of July, 2014.

BEVERLY SEBASTIAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
Beverly Sebastian
My Commission Expires
September 11, 2017
STATE OF TENNESSEE

Notary Public

My Commission Expires: 9/11/2017

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Affiant

Subscribed and sworn to before me this 23rd day of July, 2014.

Notary Public

My Commission Expires: 9/11/2017

BEVERLY SEBASTIAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
Beverly Sebastian
My Commission Expires
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STATE OF TENNESSEE

EXHIBIT A

Being Lot No. 51 on the Plan of Chickering Hills, Section 2, as of record in Book 2331, page 137, Register's Office for Davidson County Tennessee.

Said Lot No. 51 fronts 160 feet on the southwesterly side of Lynnwood Boulevard and extends back between lines 389.2 feet on the southeasterly line and 273.7 feet on the northwesterly line to a dead line in the rear, measuring 297 feet thereon.

Being part of the same property conveyed to Fred M. Westfield and Joyce H. Westfield, as equal tenants in common, by deed from Fred M. Westfield and spouse, Joyce H. Westfield, of record at Instrument No. 20060815-0100296 Register's Office for Davidson County, Tennessee.

This is improved property known as 1097 Lynnwood Boulevard, Nashville, TN 37215.

CERTIFICATE OF AUTHENTICITY

I, Michel G. Kaplan, do hereby make oath that I am a licensed attorney and/or 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.

Michel G. Kaplan

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public in and for the County and State aforesaid, personally appeared, Michel G. Kaplan, 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 23rd day of July, 2014.

Notary Public

My Commission Expires: 9/11/2017

BEVERLY SEBASTIAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
Beverly Sebastian
My Commission Expires
September 11, 2017
STATE OF TENNESSEE