BILL GARRETT, Davidson County
Trans:T20140055767 DEEDWARR
Recvd: 07/31/14 15:10 4 pgs
Fees:22.00 Taxes:0.00
20140731-0068582

This Instrument Prepared by:
D. Jefferson Herring, Attorney
Suite 200, The Pilcher Building
144 Second Avenue North
Nashville, TN 37201

EXECUTOR'S DEED

Grantor:	**Mitzi M. Osborne, Executor of Estate of Ruby G. Mosier, Deceased**
Grantee:	**Mitzi M. Osborne (individually)**
County:	**Davidson County, Tennessee.**

Name and Address of New Owner:	**Send Tax Bills To: Same**
Mitzi M. Osborne 2748 Windemere Drive Nashville, TN 37214	**Map and Parcel No. (s):** 084 120 113.00

AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The undersigned hereby offers this Executor's Deed for recording pursuant to T.C.A. § 67-4-409(a)(3)(D), which exempts this conveyance from transfer tax.

Mitzi M. Osborne, Executor
Affiant

Subscribed and sworn to before me, this 29th day of July, 2014.

Notary Public
My commission Expires July 6, 2015.

D. JEFFERSON HERRING STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

seal

THIS EXECUTOR'S DEED is executed on this 29th day of July, 2014, by Mitzi M. Osborne, who is the Executor of Estate of Ruby G. Mosier, Deceased (the "Executor").

RECITALS:

WHEREAS, Ruby G. Mosier (the "Decedent") died on November 23, 2013;

WHEREAS, at the time of her death, the Decedent owned the real property described in Exhibit A attached hereto (the "Property");

WHEREAS, the Executor is the duly qualified personal representative of the Estate of Ruby G. Mosier, Deceased, which estate was opened on January 15, 2014,

in the Seventh Circuit Court of Davidson County, Tennessee, at which time the Decedent's last will (the "Decedent's Will") was admitted to probate (Case No. 14P-2) and such estate is presently pending;

WHEREAS, Section 6.3 of Article VI of the Decedent's Will provides that real estate is a part of the Decedent's probate estate to be administered by the Executor as personal property as provided by T.C.A. § 32-2-103;

WHEREAS, at the time of her death, the Decedent was unmarried;

WHEREAS, under Article III of the Decedent's Will, the Decedent left her entire estate including the property subject to this Deed to her daughter, Mitzi M. Osborne; and

WHEREAS, the debts and taxes imposed upon the Decedent's estate, including death taxes, and the expenses of administration have been either paid or adequate provision therefor made by the Executor.

NOW, THEREFORE, IN CONSIDERATION of the premises, and for other good and valuable consideration, the receipt of which is hereby acknowledged, and to fulfill the Decedent's bequest, **Mitzi M. Osborne, Executor of the Estate of Ruby G. Mosier, Deceased**, the grantor hereunder ("Grantor") has this day bargained and sold, and does hereby transfer and convey unto **Mitzi M. Osborne,** individually, the grantee hereunder ("Grantee"), all of Grantor's right, title and interest in and to the Property.

TO HAVE AND TO HOLD the Property with appurtenances, estate, title and interest thereto belonging to Grantee, Grantee's successors, heirs and assigns forever. Grantor has made this conveyance in Grantor's capacity as personal representative of the Decedent's estate only and not individually. Grantor makes no covenants or warranties hereunder, express or implied, except that Grantor covenants and binds himself as Executor to warrant and forever defend the title to the Property to Grantee, her successors, heirs and assigns, against the claims of all persons claiming by or through Grantor, but no further. The Property is conveyed subject to such limitations, restrictions and encumbrances as may affect the Property. Grantor transfers and conveys to Grantee all of Grantor's right and benefit that it may possess under any and all covenants and warranties set out in any prior deed conveying the Property to the Decedent.

IN WITNESS WHEREOF, Grantor has executed this Executor's Deed on the day and year first above written.

Mitzi M. Osborne

Mitzi M. Osborne
Executor of Estate of
Ruby G. Mosier, Deceased

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the state and county aforesaid, personally appeared **Mitzi M. Osborne**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Personal Representative (Executor) of the **Estate of Ruby G. Mosier, Deceased**, the within named bargainor, and that she as such Personal Representative executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 29th day of July, 2014.

Notary Public

My Commission Expires July 6, 2015.

D. JEFFERSON HERRING
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 36 on the Plan of Lincoya Hills, as of record in Book 1835, page 91, R.O.D.C., Tennessee.

Said Lot No. 36 fronts 140 fee on the westerly side of Merlyn Lane, and runs back 177.2 feet on the northerly line and 175.6 on the southerly line, to a dead line, measuring 135 feet thereon.

The property is subject to such encumbrances, restrictions and easements that may be shown on the Plan of Lincoya Hills, of record in Book 1835, page 91, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to William L. Mosier and wife, Ruby G. Mosier, from Stanley D. Overton and wife, Betty W. Overton, by deed of record in Book 2397, page 177, Register's Office for Davidson County. And pursuant to a Final Decree entered by the First Circuit Court for Davidson County, Tennessee, on May 15, 1975, Case No. 76489, and recorded in Book 5009, page 430, Register's Office for Davidson County, granting a divorce to William L. Mosier and Ruby G. Mosier, title to the property was awarded to Ruby G. Mosier, subject to the conveyance by deed by William L. Mosier of his interest in the property to Ruby G. Mosier. Prior to making such conveyance, William L. Mosier died on January 30, 2002, and under his Last Will and Testament, which was admitted to probate on February 25, 2002, by the Seventh Circuit Court of Davidson County, Case No. 02P339, William L. Mosier left his entire estate, including any interest in the property that he may have retained (there was no reference to the property in his will), in equal shares to his son, William L. Mosier, Jr., and his daughter, Mitzi Carol Mosier. And William L. Mosier, Jr., died on August 24, 2009, and under his Last Will and Testament, which was admitted to probate by the Seventh Circuit Court of Davidson County, Tennessee, on September 17, 2009, Case No. 09P1386, William L. Mosier, Jr., left his entire estate in equal shares to his surviving sons, Adam P. Mosier and Eric M. Mosier. And being the same property conveyed to Mitzi M. Osborne from Adam P. Mosier and wife, Rebecca A. Mosier, by deed of record as Instrument No. 20140731-0068580, Register's Office for Davidson County, Tennessee. And being the same property conveyed to Mitzi M. Osborne from Eric M. Mosier and wife, Chelli E. Mosier, by deed of record as Instrument No. 20140731-0068581, Register's Office for Davidson County, Tennessee.

Mitzi Carol Mosier and Mitzi M. Osborne are one and the same person.

This is improved property known as 3207 Merlyn Lane, Nashville, TN 37214.

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