BILL GARRETT, Davidson County
Trans:T20140071371 DEEDQC
Recvd: 09/23/14 15:51 3 pgs
Fees:18.00 Taxes:2719.50
20140923-0087532

This Instrument Was Prepared By:
Edwin S. Pyle
2525 West End Avenue, Suite 1500
Nashville, Tennessee 37203

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or true value, whichever is greater for this transfer is $735,000.00.

Molly Eliza Ledbetter
Affiant

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

Notary Public
My Commission Expires: 7-3-17

HOUSTON W. HOWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2017

EXECUTOR'S DEED

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP/PARCEL NO.
Molly Eliza Ledbetter 200 31st Ave. N., Ste. 100 Nashville, TN 37203	200 31st Ave. N., Ste. 100 Nashville, TN 37203	116-10-0 034.00

KNOW ALL MEN BY THESE PRESENTS, that **JOHN S. GANNON, JR.,** in his capacity as the duly appointed and serving Executor of the Estate of John S. Gannon, which "Estate" is being administered in the Seventh Circuit Court of Davidson County, Tennessee, case number **14P-1350**, and no further or otherwise, the "Grantor", does quitclaim, transfer, and convey unto **MOLLY ELIZA LEDBETTER**, all interests in that certain real estate located in Davidson County, Tennessee, more particularly described on **Exhibit A** attached hereto and incorporated herein by this reference, together with all attendant and appurtenant interests, rights, and hereditaments associated therewith, the "Property", as belonged to the decedent and which are held as part of the Estate.

This conveyance is subject to all liens, restrictions, and other matters of record.

This is improved property located at 216 Jackson Boulevard, Nashville, Davidson County, Tennessee, 37205.

IN TESTIMONY WHEREOF, this instrument has been executed by the Grantor, this the 22ND day of September, 2014.

John S. Gannon, Jr., Executor
Estate of John S. Gannon

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Susanne C. Pugh, a Notary Public of the State and County aforesaid, personally appeared **John S. Gannon, Jr.,** 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 Executor of the Estate of John S. Gannon, as evidenced by Letters Testamentary filed August 21, 2014 under Case No. 14P-1350, Seventh Circuit Court of Davidson County, Tennessee, the within named bargainor, and that he as such Executor executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal at Nashville, Tennessee, this 22ND day of September, 2014.

Susanne C. Pugh
Notary Public

My Commission Expires: May 8, 2018

SUSANNE C. PUGH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

61215642.1

EXHIBIT A

PROPERTY DESCRIPTION

Land in Davidson County, Tennessee, being part of Lot No. 8 on the Map of Johnson Bransford's Subdivision of Part of Lot Nos. 1, 2, and 44 in the Subdivision of Deer Park, Belle Meade in Plat Book 421, page 115, and part of the westerly part of Lot No. 3 on the Plan of the First Belle Meade Subdivision in Plat Book 332, pages 88 and 89, Register's Office for Davidson County, Tennessee.

Said parts of said lots are particularly described as follows:

Beginning on the northeast margin of Jackson Boulevard at the common corner of Lots 7 and 8 in Johnson Bransford's Subdivision of Lots 1, 2, and 44, in the Subdivision of Deer Park, as of record in Book 421, page 115, and running northwardly along the boundary line between lots 7 and 8, 270.5 feet to a point; thence eastwardly 100 feet, more or less, to the easterly margin of said lot No. 8 at a point 262 feet from the northerly margin of Jackson Boulevard; thence southwardly along the easterly margin of lot No. 8, 16 feet; thence in an easterly direction and in a straight line parallel with the northerly boundary line of Jackson Boulevard 10 feet to a point; thence in a southerly direction 249.2 feet, more or less, to a point in the northerly margin of Jackson Boulevard, which is 50 feet easterly from the southeast corner of lot No. 8; thence in a westerly direction and along the northerly margin of Jackson Boulevard 150 feet to the point of beginning.

Being the same property conveyed to John S. Gannon and wife, Diane D. Gannon, by deed from Clara H. Duling, widow of John W. Duling, of record in Book 4058, page 192, said Register's Office. Diane D. Gannon died on or about February 5, 2013, leaving John S. Gannon as the surviving tenant by the entirety. John S. Gannon died testate on or about August 9, 2014. Said property is to be administered as part of his probate estate pursuant to his Last Will and Testament of record in Docket No. 14P-1350, in the Seventh Circuit Court for Davidson County, Tennessee (Probate Division). John S. Gannon, Jr. has been approved as the Executor of said estate.