This Instrument Was Prepared By:

SMITH & HIRSCH, PLC
3250 Dickerson Pike, Suite 121
Nashville, TN 37207

BILL GARRETT, Davidson County
Trans:T20140081309 DEEDWARR
Recvd: 10/28/14 16:19 3 pgs
Fees:17.00 Taxes:0.00
20141028-0099553

Map: 041080
Parcel: 067.00

EXECUTOR'S DEED

THIS DEED, made and entered into this 28th day of October, 2014, by ELLEN V. YOUNG-BOND, duly qualified and authorized Executrix of the Last Will and Testament of Van C. Bond, of Nashville, Davidson County, Tennessee, deceased, party of the first part, and CALVIN BOND, party of the second part;

WITNESSETH:

That the party of the first part, by virtue of the power and authority given in and by said Last Will and Testament of record in Docket File Number 14P-1026, Probate Clerk's Office for Davidson County, Tennessee, and in consideration of the sum of Ten and 00/100 Dollars ($10.00), paid by the party of the second party, and other good and valuable consideration, the receipt of which is hereby acknowledged, does hereby grant and release, bargain, sell and convey unto the party of the second part, in fee simple, a certain tract or parcel of land with the buildings and improvements thereon erected, situated, lying, and being in the County of Davidson and State of Tennessee, and more particularly described as follows:

> According to a survey by R. I. Montoya Land Surveying, Inc., dated October 18, 2002, as follows:
>
> Beginning at an iron rod in the westerly margin of Old Hickory Boulevard marking the northeast corner of Lot Number 1 on the Plan of Sherlock Subdivision as of record in Book 6200, page 790, R.O.D.C., TN and the most easterly corner of the Lois Miller & Edwin Madrigal Property as of record in Instrument Number 20020628-78442, R.O.D.C., TN; thence, leaving said common corner with the westerly margin of Old Hickory Boulevard, North 42 degrees 05 minutes 32 seconds West 112.79 feet to the actual point of beginning for this described tract; thence, leaving said margin with a new line South 48 degrees 37 minutes 54 seconds West 224.73 feet to a point, thence, with said new line and also with the northerly line of the C. Gilbert Lowe Subdivision as of record in Instrument Number 20000920-009639 R.O.D.C., TN., South 88 degrees 44 minutes 38 seconds West 326.60 feet to a point; thence, with the northerly line of the W.M. Broadwell Property as recorded in Book 10546, page 364, R.O.D.C., TN and the southerly line of this described tract, South 89 degrees 00 minutes 39 seconds West 156.12 feet to a point in the easterly line of Bell Knob Subdivision as of record in Book 2854, page 116, R.O.D.C., TN. Thence, with said line North 00 degrees 36 minutes 16 seconds West 39.98 feet to a point; thence, North 01 degrees 34 minutes 34 seconds West 51.70 feet to a point, thence, with the northerly lines of this described tract, North 88 degrees 39 minutes 36 seconds East 341.06 feet to a point; thence, North 48 degrees 37 minutes 54 seconds East

273.08 feet to a point in the westerly margin of Old Hickory Boulevard; thence, with said margin South 41 degrees 22 minutes 06 seconds East 162.22 feet to the point of beginning, containing 78,485 square feet or 1.80 acres more or less.

The existing driveway is to be used solely and only for access to said premises, and is not a shared access.

Being the same property conveyed to Van C. Bond by deed from Modular Home Builders, Inc., of record as Instrument Number 20021216-0154638, Register's Office for Davidson County, Tennessee.

This is improved property commonly known as 1215 Old Hickory Boulevard, Nashville, Tennessee 37207.

To have and to hold the aforesaid tract or parcel of land, together with the appurtenances which the party of the first part has or has power to convey or dispose of, by virtue of said Will or otherwise.

TO HAVE AND TO HOLD the premises herein granted unto the party of the second part, the heirs or successors and assigns of the party of the second part in fee simple.

IN TESTIMONY WHEREOF, said party of the first part has hereunto set her signature on the day and date above written.

Ellen V. Young-Bond
ELLEN V. YOUNG-BOND

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, the within named ELLEN V. YOUNG-BOND, the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 28th day of October 2014.

UMEKA FOREMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017

Umeka Foreman
NOTARY PUBLIC

My commission expires:_____

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

I hereby swear or affirm that the actual consideration or true value for this transaction, whichever is greater is — 0 —.

Ellen V. Gang-Bond
AFFIANT

SWORN and subscribed before me,
this 28th day of October, 2014.

Umeka Foreman
NOTARY PUBLIC

UMEKA FOREMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR 7, 2017

My commission expires:_____

Name and Address of New Order:

Calvin Bond
3223 Sennadale Lane
Nashville, TN 37207

Send Tax Bills To:

SAME