BILL GARRETT, Davidson County
Trans:T20140082789 DEEDQC
Recvd: 11/03/14 14:04 3 pgs
Fees:17.00 Taxes:0.00
20141103-0101315

This Instrument Prepared By:
Paul S. Parker
Dodson, Parker, Behm & Capparella, P.C.
1310 Sixth Avenue, North
Nashville, TN 37208

PERSONAL REPRESENTATIVE'S DEED

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP PARCEL NO.
F. Kyle Lehning	SAME	130-4-9
4020 Sunnybrook Drive		7DA 33785
Nashville, Tennessee 37215		

WHEREAS, that certain improved tract of land in Davidson County, State of Tennessee (the "Property"), more particularly described below, was deeded to F. Kyle Lehning and Christine Caravacci as tenants in common:

> Land in Davidson County, Tennessee, being Lot No. 19 on the Plan of Re-Subdivision of part of Royal Oaks, as of record in book 1424, Page 31, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate legal description.
>
> Being the same property conveyed to F. Kyle Lehning and Christine Caravacci, tenants in common, by deed from Garry W. Tallent and Tammy Tallent, husband and wife, of record in instrument number 20000520043945, Register's Office for Davidson County, Tennessee.

WHEREAS, Christine Caravacci died on April 3, 2013.

WHEREAS, Christine Caravacci died having left a Last Will and Testament (the "Will") which was admitted to probate in the Seventh Circuit Court of Davidson County, Tennessee, Probate Division under Probate Docket No. 13P-1989, and F. Kyle Lehning was appointed the Executor to administer the Estate of Christine Caravacci.

WHEREAS, the Will of Christine Caravacci, deceased, states that her interests in and to the Property consisted of an undivided twenty-five (25%) percent interest in and to the Property.

WHEREAS, the Will of Christine Caravacci bequeaths her undivided twenty-five (25%) percent interest in and to the Property to Ryan Patrick Alger.

WHEREAS, F. Kyle Lehning, in his capacity as Executor of the Estate of Christine Caravacci, executes this Deed of Personal Representative to more specifically confirm the transfer of the interests of Christine Caravacci in and to the Property to Ryan Patrick Alger, and to clarify the chain of title thereto.

NOW THEREFORE, FOR AND IN CONSIDERATION OF the sum of Ten and No/100

Dollars ($10.00), the receipt and sufficiency of which are hereby acknowledged, F. Kyle Lehning, acting solely as the Executor of the Estate of Christine Caravacci, but no further nor otherwise, does quitclaim the undivided twenty-five (25%) percent interest of the rights, title and interests in and to the Property belonging to Christine Caravacci to Ryan Patrick Alger.

MOREOVER, F. Kyle Lehning, acting solely as the Executor of the Estate of Christine Caravacci, but no further nor otherwise, confirm and that following this conveyance Ryan Patrick Alger owns an undivided twenty-five (25 %) percent of the rights, title and interests in and to the Property and that F. Kyle Lehning in his individual capacity owns an undivided seventy-five (75%) percent of the rights, title and interests in and to the Property.

The Property is improved property known as 4020 Sunnybrook Drive, Nashville, Davidson County, Tennessee.

The Property is conveyed subject to such limitations, restrictions and encumbrances as may affect the Property.

This conveyance is exempt from transfer tax pursuant to the provisions of T.C.A. § 67-4-409 (a)(3)(D).

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STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is Zero and No/100 Dollars ($0.00).

Affiant

Sworn to and subscribed before me, this 31st day of October, 2014.

Notary Public

My Commission Expires: _____

PHYLLIS R. VANDAT NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires OCT. 18, 2016

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THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE DESCRIPTION OF OR STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION PROVIDED.

Witness my hand this 31 day of October, 2014.

F. Kyle Lehning, Executor of the
Estate of Christine Caravacci, Deceased.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Phyllis R VanOlst, a Notary Public of said County and State, F. Kyle Lehning, the Executor of the Estate of Christine Caravacci, 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 Christine Caravacci, the within named bargainor and that he executed the foregoing instrument for the purposes therein contained, by personally signing the name of Estate by himself as such Executor.

Witness my hand, at office, this 31st day of October, 2014.

Phyllis R VanOlst
Notary Public

PHYLLIS R. VANOLST
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires OCT. 18, 2016

My Commission Expires: _____