BILL GARRETT, Davidson County
Trans:T20140086260 DEEDWARR
Recvd: 11/17/14 09:00 3 pgs
Fees:18.00 Taxes:46.25
20141117-0105573

ADDRESS NEW OWNER:
David Ewin
1123 Tulip Grove Road
Hermitage, TN 37076

SEND TAX BILLS:
As above

MAP-PARCEL:
.Map 064 050
Group ____
Parcel 022.00

EXECUTOR DEED

ELLEN TURNER, EXECUTRIX FOR THE ESTATE OF PAULINE TIBBS, DECEASED, by the power conferred by Letters Testamentary, State of Tennessee, Seventh Circuit Court of Davidson County (Probate Division) at Nashville and every other power, for the sum of Twelve Thousand and Five Hundred Dollars (12,500.00) paid, conveys and quitclaims unto **DAVID EWIN**, of 1123 Tulip Grove Rd, Hermitage, Tennessee, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot No. 8 of Block "P" on the Map of Hadley Bend City, as of record in Book 421 Page 120, Registers Office for said County.

Said Lot No. 8 fronts 50 feet on the westerly side of Main Street and runs back between parallel lines 227 feet to a dead line.

Being part of the property conveyed to Willie Evans and wife Mattie Evans, by deed of record in Book 691, page 379, said Register's Office, both parties being now deceased.

Being the same property conveyed to George W. Tibbs and wife Pauline Tibbs, both now deceased, by warranty deed of record in Book 78 Page 378, said Register's Office, by deed dated August 14th 1952.

This is improved property known as 4029 Main Street, Old Hickory, , Tennessee.

This conveyance is made subject to any and all restrictive covenants, easements, and setback lines that are applicable to the above-described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances,

estate, title and interest thereto belonging to the said Grantee, their heirs, successors and assigns, forever; and we do covenant with the said Grantee that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered unless otherwise set out; and we do further covenant and bind ourselves, our heirs, successors and representatives, to warrant and forever defend the title to the said land to the said Grantee, their heirs and assigns, against the lawful claims of all persons whomever claiming by and through or under us but no further or otherwise. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

This instrument was prepared based on information furnished by parties. The preparer makes no representations or warranties as to the correctness thereof or the status of the title to the property described herein.

Witness my hand this 8 of October, 2014.

Ellen Turner

Ellen Turner, Executrix

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ellen Turner, to me known to be the persons described in and who executed the foregoing instrument and acknowledged before me that she executed the same.

Witness my hand and official seal at office this 8 day of October 2014.

My Commission expires: 11/27/17

CATHRYN ARMISTEAD
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Notary Public

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual consideration or value, whichever is greater, for this transfer is Twelve Thousand Five Hundred Dollars ($12,500.00)

Ellen Turner
AFFIANT

Subscribed and sworn to before me this 8th day of October 2014.

NOTARY PUBLIC

My Commission Expires: 11/27/17

CATHRYN ARMISTEAD
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

This Instrument was Prepared By:
Yancy Belcher, Attorney
2306 N. Mt. Juliet Rd.
Mt. Juliet, TN 37122
(615) 773-2889