BK: 6344 PG: 970-972
14047489

3 PGS:AL-DEED	
365854	
12/22/2014 - 08:01 AM	
BATCH	365854
MORTGAGE TAX	0.00
TRANSFER TAX	0.00
RECORDING FEE	15.00
DP FEE	2.00
REGISTER'S FEE	0.00
TOTAL AMOUNT	17.00

STATE OF TENNESSEE, WILLIAMSON COUNTY
SADIE WADE
REGISTER OF DEEDS

mail:

This Instrument Prepared By:
Sherrard & Roe PLC (CLL)
150 3rd Ave. South, Suite 1100
Nashville, TN 37201

Davidson County DEEDWARR
Recvd: 12/29/14 11:46 4 pgs
Fees:22.00 Taxes:0.00
20141229-0118401

EXECUTOR'S DEED

Address New Owners:
James N. McFarlin, Jr., et. al.
980 Battle Road
Nolensville, TN 37135

Send Tax Bills To:
same

Map/Parcel Number:

Davidson County
Map 186, Parcel 21

Williamson County
Map 33, Parcel 82

WHEREAS, William T. McFarlin (the "Decedent") died on March 19, 2014 and Decedent's Last Will and Testament, dated April 1, 1996, was admitted to probate on May 8, 2014, as File No. 14P-711 in the Seventh Circuit Court for Davidson County, Tennessee (Probate Division) (the "Will");

WHEREAS, James N. McFarlin, Jr. is the duly appointed Executor (the "Executor") of the Decedent's Estate (the "Estate") under the Will; and

WHEREAS, the Executor desires to convey all of the Decedent's right, title and interest, being a 20% undivided interest, in and to certain real property located in Davidson and Williamson Counties, Tennessee, described on Exhibit A attached hereto and incorporated herein by this reference (the "Property"), to (i) Mary Lou Holmes, as to a 6.666% undivided interest, (ii) James N. McFarlin, Jr., as to a 3.333% undivided interest, (iii) Donna Renata Dobson, as to a 3.333% undivided interest, (iv) Neal Lee Jennings, Jr., as to a 3.334% undivided interest, and (v) Terri Jennings Stanley, as to a 3.334% undivided interest, in order to settle matters of the Estate in accordance with the terms of the Will.

NOW, THEREFORE, in consideration of the foregoing premises and no other monetary consideration, the Executor hereby transfers, and conveys all of the Executor's right, title and interest, being a 20% undivided interest, in the Property to (i) Mary Lou Holmes, as to a 6.666% undivided interest, (ii) James N. McFarlin, Jr., as to a 3.333% undivided interest, (iii) Donna Renata Dobson, as to a 3.333% undivided interest, (iv) Neal Lee Jennings, Jr., as to a 3.334% undivided interest, and (v) Terri Jennings Stanley, as to a 3.334% undivided interest (the "Beneficiaries").

This Property is being transferred expressly subject to all limitations, restrictions and encumbrances that may affect the Property.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to the Beneficiaries, their successors and assigns, forever; and the Executor hereby transfers, assigns, and sets over unto the Beneficiaries, all of the Estate's right, title and interest in the said Property with full benefit of the Executor's warranties to the maximum extent that he can or should do as Executor, but not further or otherwise.

IN WITNESS WHEREOF, the Executor has executed this instrument this 18th day of December, 2014.

James N. McFarlin, Jr., Executor
Estate of William T. McFarlin

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for said State and County, James N. McFarlin, Jr., who upon oath acknowledged that he is the Executor of the Estate of William T. McFarlin, deceased (the "Estate"), the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who further acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, this 18th day of December, 2014.

Notary Public

My Commission Expires: 8-23-2016

NOTARY PUBLIC
Carla L. Lovell
My Commission Expires
August 23, 2016
STATE OF TENNESSEE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

This transfer is exempt from taxation pursuant to T.C.A. 67-4-409 (a)(3)(D).

Affiant

Subscribed and sworn to before me this 18th day of December, 2014.

Notary Public

My Commission Expires: 8-23-2016

NOTARY PUBLIC
Carla L. Lovell
My Commission Expires
August 23, 2016
STATE OF TENNESSEE

EXHIBIT A

Land lying and being in the 17th civil District of Williamson County, Tennessee, and bounded as follows: Beginning on a stake in center of the Nolensville Pike opposite the well, Harry Green's southwest corner; thence with said center south 25 deg. east 85 5/10 poles to a stake in said center on J. H. Murrey's line; thence south 87 1/2 deg. east 132 poles to a stone; thence north 10 poles to center of head of spring; thence north 56 deg. west 27 4/10 poles to two hackberries on top of ridge; thence north 3 deg. east 53 poles to a stone; thence north 29 deg. west 15 6/10 poles to a stone; thence north 37 deg. west 21 poles to a stone; thence north 19 2/10 poles to a stake in center of public road, cedar pointer; thence with said center as it meanders north 85 deg. west 4 3/10 poles; thence north 88 deg. west 60 poles; west 36 poles; south 73 deg. west 4 6/10 poles to a stake in said center; thence south 13 deg. west 42 poles to a stake; thence south 73 deg. west 12 2/10 poles to the beginning, and containing by survey of W. G. Hunt made January 25-26, 1910, ninety (90) acres.

Being part of the same property conveyed to James N. McFarlin, William T. McFarlin, Ellen M. Jennings, Ruth Marie McFarlin and Mary L. Holmes, by deed from James N. McFarlin and William T. McFarlin, Executors of the Estate of Evie E. McFarlin, of record in Book 1460, page 558, Register's Office for Williamson County, Tennessee, and Book 10253, page 883, Register's Office for Davidson County, Tennessee.

Included in the foregoing legal description, but excluded from this conveyance, is the following described tract:

Land lying in Davidson and Williamson Counties, Tennessee and being more particularly described according to a survey by Jim McAleer, dated August 20, 1996 as follows:

Beginning at an iron pin in the easterly margin of Nolensville Road, said point being in the southerly line of the Nolensville Utility District property, as of record in Book 372, page 672, Register's Office for Williamson County, Tennessee; thence with said southerly line North 81° 42' 20" East 57.23 feet to an iron pin; thence with Nolensville utility District's easterly line North 22° 51' 49" West 38.00 feet to an iron pin in Michael R. Bolton's southerly line, as of record in Book 4857, page 813, Register's Office for Davidson County, Tennessee; thence with Bolton's southerly line and a new line North 71° 48' 10" East, passing a pole drilled in rock at 178.61 feet, in all a total distance of 523.61 feet to an iron pin; thence continuing with new lines the following calls: South 18° 58' 06" East 375.68 feet to an iron pin; thence south 67° 27' 40" West 371. 24 feet to a fence post; thence south 71° 33' 34" West 173.34 feet to an iron pin in the easterly margin of Nolensville Road; thence with said margin North 20° 51' 44" West 30.39 feet to a point; thence with a curve to the left, said curve having a radius of 2,899.79 feet, an arc length of 348.29 feet and a chord bearing and distance of North 24° 18' 11" West 348.08 feet to the point of beginning, containing 5.01 acres, more or less.

Being the same property conveyed to Ruth Marie McFarlin by Quitclaim Deed from William T. McFarlin and James N. McFarlin, Co-Executors of the Estate of Evie E. McFarlin of record in Book 1460, page 555, Register's Office for Williamson County, Tennessee.

CERTIFICATE OF AUTHENTICITY

I, Carla L. Lovell, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Carla L Lovell
Carla L. Lovell

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public in and for the County and State aforesaid, personally appeared, Carla L. Lovell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledges this certification of an electronic document is true and correct.

WITNESS my hand and seal at office in Nashville, Tennessee, this 18th day of December, 2014.

Erin M. Walker
Notary Public

My Commission Expires: 9-10-18

ERIN M. WALKER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
Erin M. Walker
My Commission Expires
September 10, 2018
STATE OF TENNESSEE