BILL GARRETT, Davidson County
Trans:T20150000727 DEEDWARR
Recvd: 01/05/15 14:20 2 pgs
Fees:12.00 Taxes:0.00
20150105-0000892

THIS INSTRUMENT PREPARED BY:
Robert W. Rutherford, Attorney
1312 Sixth Avenue North
Nashville, TN 37208

Tax bills
Barbara O. Schutt
1010 Townley Drive
Madison TN 37115

ADDRESS NEW OWNER:

Barbara Z. Schutt
3812 Edwards Avenue
Nashville, TN 37216

Map and Parcel: 06114001700

PERSONAL REPRESENTATIVE'S DEED

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, Hazel M. O'Brien died August 27, 2014, and her estate is being administered int eh Seventh Circuit Court, Davidson County, Tennessee, Case Number 14P1601; and

WHEREAS, Hazel M. O'Brien left a paperwriting dated July 1, 2010, which instrument was admitted to probate on October 19, 2014, as her Last Will and Testament and recorded under case number 14P1601, Seventh Circuit Court, Davidson County, Tennessee; and

WHEREAS, John O'Brien is the duly appointed and acting Personal representative of the Estate of Hazel M. O'Brien, deceased, under Letters Testamentary issued October 9, 2014; and

WHEREAS, said paperwriting admitted to probate under Case Number 14P1601 devised an undivided interest in that certain Real Property hereinafter identified and described to Barbara Schutt; and

NOW, THEREFORE, for and in consideration of the foregoing and other good and valuable considerations, the receipt and adequacy of which are hereby acknowledged, and as evidence of the devise of the vesting interest of that certain Real Property hereinafter described in Barbara Schutt, by and under said Last Will and Testament of Hazel M. O'Brien, deceased, the undersigned John O'Brien, Personal Representative of the Estate of Hazel M. O'Brien, deceased, hereinafter referred to as Grantor, by these presents does hereby transfer and convey to Barbara Schutt the within described Real Property but no further, her successors, representatives and assigned, hereinafter referred to as Grantee, an undivided interest in and to that certain Real Property in Davidson County, Tennessee, being more particularly described, to wit

> Land in Davidson County, Tennessee, being the southerly half of Lot No. 163 on the Plan of Maplewood Heights Subdivision, as of record in Book 547, page 77, 76, Register's Office for said County.
>
> Said part of Lo No. 163 fronts 50 feet on the westerly side of Edwards Avenue and runs back between parallel lines, 300 feet to a dead line.
>
> Being the same property conveyed to Lucien L. O'Brien and wife, Hazel M. O'Brien as of record in Book 3068, page 389, Register's Office for Davidson County, Tennessee.
>
> This is improved Real Property located at 3812 Edwards Avenue, Nashville, Tennessee 37216.

TO HAVE AND TO HOLD said undivided interest in said Real Property, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Barbara Schutt, her successors, representatives and assigns forever and as authorized by the Seventh Circuit Court, Davidson County, Tennessee, under Case Number 14P1601, Grantor as Personal Representative but no further or otherwise does covenant with the said Grantee tat as Personal Representative he has a good right to convey the Real Property. Grantor does further covenant and bind himself as Personal Representative but no further or otherwise to warrant and forever defend the title to said land during the time he has served as Personal Representative to the said Grantee, her successors, representatives and assigns,

against the lawful claims of all persons whomsoever but this deed is limited to the time in which said real estate was lawfully seized and possessed by Grantor herein and does not extend to any previous time thereto.

Grantor and Grantee are used for singular or plural, as context requires.

IN WITNESS WHEREOF, Grantor has executed this Personal Representative's Deed on the 2 day of December, 2014.

John O'Brien
JOHN O'BRIEN, Personal Representative
of the Estate of Hazel M. O'Brien, deceased

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said State and County aforesaid, the within named, John O'Brien, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be Personal Representative of the Estate of Hazel M. O'Brien, deceased, the within named grantor, and that he as such Personal Representative executed the foregoing Personal Representative's deed for the purposes therein contained, by signing his name as Personal Representative.

Witness my had and official seal at Nashville, Tennessee, this the 2 day of December, 2014.

Marian O. Sims
NOTARY PUBLIC

MAXINE O. SIMS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My commission Expires: 5/8/18

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ -0-.

John O'Brien
John O'Brien

Subscribed and sworn to before me
this 2 day of December, 2014.

Marian O. Sims
Notary Public

MAXINE O. SIMS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires: 5/8/18