BILL GARRETT, Davidson County
Trans:T20150003625 DEEDWARR
Recvd: 01/15/15 09:33 3 pgs
Fees:17.00 Taxes:0.00
20150115-0004189

This Instrument Prepared By:
TITLE ESCROW OF BRENTWOOD, INC.
5111 Maryland Way, Ste. 205
Brentwood, TN 37027
(615)221-0032

ADDRESS NEW OWNER:
Susan J. McMahan
P. O. Box 148113
Nashville, TN 37214

SEND TAX BILL:
Susan J. McMahan
P. O. Box 148113
Nashville, TN 37214

MAP AND PARCEL:
10800003101

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

AFFIANT

Subscribed and sworn to before me this 8th day of JANUARY, 2015.

NOTARY PUBLIC

My Commission Expires: 10/18/2016

KEITH H. BOLING
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXECUTRIX DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars and no/100 ($10.00), cash in hand paid by the Grantees and other good and valuable considerations accepted, the receipt and sufficiency of which is hereby acknowledged, **Susan J. McMahan, Executrix of the Estate of Kenneth Arthur Fortin,** pursuant to Letter of Testamentary and the Last Will and Testament Kenneth Arthur Fortin of record in the Seventh Circuit Court of Davidson County, Tennessee, Probate Division, Docket No. 06P-1301, has this day bargained and sold, and do hereby transfer and convey unto **Susan J. McMahan**, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION, INCORPORATED HEREIN

This is improved property known 2975 Elm Hill Pike, Nashville, TN 37214.

And now **Susan J. McMahan, Executrix of the Estate of Kenneth Arthur Fortin,**. for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby convey all interest unto the said **Susan J. McMahan**, her heirs and assigns, forever; and Grantor(s) covenant with the said Grantee(s) that the same is conveyed subject to such limitations and restrictions as may affect the premises. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this the 8th day of JANUARY, 2015.

Estate of Kenneth Arthur Fortin

By: _____

Susan J. McMahan, Executrix

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named **Susan J. McMahan,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she as **Executrix of the Estate of Kenneth Arthur Fortin,** pursuant to the Letters of Testamentary of the Seventh Circuit Court of Davidson County, Tennessee, Probate Division, Docket No. 06P-1301, the bargainor, and as such Executrix, being so authorized, executed the within Deed for the purposes therein contained.

Witness my hand and official seal this the 8th day of JANUARY, 2015.

_____
NOTARY PUBLIC

My Commission Expires: 10/18/2016

KEITH H. BOLING
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT "A"

Land in the 3rd, formerly the 2nd, Civil District of Davidson County, Tennessee, being part of Lot No. 2 on the map showing the partition of Shane Lands, not of record, described partly according to a survey made by Z. J. Wilkinson, Surveyor, October 3, 1944, as follows:

BEGINNING at a point in the center of Elm Hill Road at the common corner of Lots No. 1 and 2 on said survey, said point also being the northeast corner of the property conveyed to Lydia S. O'Neal by deed from Alvin Shane, et al, as of record in Book 1430, page 443, Register's Office for said county; thence with the line between said two lots along said O'Neal's easterly line South 0 deg. 15' West, 494 feet, more or less, to the northwesterly margin of the proposed controlled access highway conveyed to the State of Tennessee by deed from James Lassiter, et ux; thence with said northwesterly margin around a curve to the left having a radius of 5,579.65 feet, northeasterly 102 feet, more or less, to the line between Lots 2 and 3 on said survey, being the westerly line of the property conveyed to Lucian Douglas Adams, et ux, by deed from James Howard Robinson, et ux, as of record in Book 2636, page 57, said Register's Office; thence with the line between said Lot Nos. 2 and 3 along said Adam's westerly line North 2 deg. East, 75 feet, more or less, to the southwest corner of the tract designated "Lassiter" of said survey, being the southwest corner of the property conveyed to James Lassiter, et ux, by deed from Arch Harper as of record in Book 566, page 342, said Register's Office; thence with the line between said Lots Nos. 2 and said Lassiter tract along said Lassiter's westerly line North 6 deg. West 322 feet to the center of Elm Hill Road; thence with the center of said road North 88 deg. West, 148 feet to the BEGINNING.

Being the same property conveyed to Kenneth A. Fortin, unmarried, by Deed from Werner R. Muggler and Elfriede Muggler, husband and wife, of record in Book 9222, page 204, said Register's Office. Kenneth A. Fortin died on June 16, 2006, testate. Pursuant to Letter of Testamentary and the Last Will and Testament Kenneth Arthur Fortin of record in the Seventh Circuit Court of Davidson County, Tennessee, Probate Division, Docket No. 06P-1301, appointed Susan J. McMahan as the Executrix. The Will bequeathed the property to his wife, Susan J. McMahan.