BILL GARRETT, Davidson County
Trans:T20150003937 DEEDWARR
Recvd: 01/16/15 09:06 2 pgs
Fees:12.00 Taxes:0.00
20150116-0004557

THIS INSTRUMENT PREPARED BY:
John A. Beam, III, Attorney
Equitus Law Alliance, PLLC
709 Taylor Street
P.O. Box 280240
Nashville, Tennessee 37228

FROM: Douglas A. Rhodes, Executor of the Estate of Clara T. Rhodes Alexander Probate Court for Davidson County, Tennessee, Probate Division, Case No: 13P-1028 ("GRANTOR")

TO: Douglas A. Rhodes, William A. Rhodes, and Renee W. Rhodes ("GRANTEES")

ADDRESS OF NEW OWNERS:	SEND TAX BILLS TO:	MAP/PARCEL NO.
Douglas A. Rhodes, William A. Rhodes, and Renee W. Rhodes 1913 Salem Mason Drive Nashville, TN 37205	**Douglas A. Rhodes 1913 Salem Mason Drive Nashville, TN 37208**	**08110022400**

EXECUTOR'S DEED

WHEREAS, Clara T. Rhodes Alexander is the current owner of record of the property described below (the "Property");

WHEREAS, Clara T. Rhodes died testate on January 20, 2013 and said property was the subject of a specific bequest to her children, Douglas Alan Rhodes, Renee Wilhelmina Rhodes Crawford (now Renee W. Rhodes), and William Arthur Rhodes, pursuant to the Third Paragraph of the Last Will and Testament of Clara T. Rhodes Alexander, Seventh Circuit Court for Davidson County, Tennessee, Probate Division, Docket No. 13P-1028;

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged , I, Douglas A. Rhodes, Executor of the Estate of Clara T. Rhodes Alexander, have bargained and sold, and by these presents do transfer and convey unto Douglas A. Rhodes, William A. Rhodes, and Renee W. Rhodes, their heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

BEING Lot No. 151 on the Map of Cobb's Subdivision of Lot No. 6 of the Harding Bosley Tract of record in Book 161, page 155, Register's Office for said county.

SAID Lot No. 151 fronts 50 feet on the East side of 24th Avenue, North, and runs back between parallel lines 150 feet to an alley.

BEING the same property conveyed Clara T. Rhodes Alexander (deceased) from Fannie J. Harris, Trustee, by Quit Claim Deed dated June 20, 1998, of record in Book 11001, Page 517, in the Register's Office for Davidson County, Tennessee.

This is improved property known as: 1722 24th Avenue North, Nashville, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Douglas A. Rhodes, William A. Rhodes, and Renee W. Rhodes, their heirs, successors and assigns, forever, in fee simple.

GRANTOR covenants with GRANTEES that he has done nothing to impair the title as received by GRANTOR, and he will warrant and defend the title against the lawful claims of all persons claiming by or through them in their representative capacity, but not further or otherwise, and the same is unencumbered except:

1. Payment of Real Property Taxes for the year 2014 and 2015 are assumed by GRANTEES.

2. All existing and recorded easements, rights of way and restrictions, all zoning regulations,

building restrictions and setback lines, if any, and easements or right of ways for public utilities.

WITNESS my hand, this 15 day of Jan, 2015.

ESTATE OF CLARA T. RHODES ALEXANDER

Douglas A. Rhodes. Executor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for said State and County aforesaid, personally appeared Douglas A. Rhodes, Executor of the Estate of Clara T. Rhodes Alexander, who proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office, this the 15th day of January, 2015.

Notary Public

ANDREW CHRISTIAN CAMERON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires: 9/10/18

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Affiant

Subscribed and sworn to before me this 15th day of January, 2015.

Notary Public

ANDREW CHRISTIAN CAMERON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires: 9/10/18