This Instrument Prepared By:
Brian Lavoy Payne
Attorney at Law PLLC
9005 Overlook Boulevard
Brentwood, Tennessee 37027

BILL GARRETT, Davidson County
Trans:T20150011231 DEEDQC
Recvd: 02/12/15 16:07 3 pgs
Fees:17.00 Taxes:0.00
20150212-0013230

EXECUTOR'S DEED

ADDRESS NEW OWNERS	SEND TAX BILLS TO:	MAP-PARCEL NO.
James Mark Mathias 1602 Franklin Avenue Nashville, TN 37206	Same	83-6-218

KNOW ALL MEN BY THESE PRESENTS that James Mark Mathias, Executor of the Estate of Ricky Allen Ledbetter. deceased, and James Mark Mathias, individually, as devisee of the Last Will and Testament of Ricky Allen Ledbetter, deceased, (Grantor) for good and valid consideration, the receipt of which is hereby acknowledged, does hereby convey, release and forever quitclaim to James Mark Mathias, an unmarried person, (Grantee) improved property in Davidson County, Tennessee described as follows:

Land in Davidson County, Tennessee, being Lot No. 11 on the Plat of the Subdivision of the J. S. Dunbar Home Place, as of record in Book 332, Page 156, Register's Office for said County, and a 50 foot strip adjoining and immediately north of said lot, being part of Franklin Avenue, as originally established.

Being the same property conveyed to Ricky A. Ledbetter, an unmarried person, by deed from Ronald E. Underwood, an unmarried person, of record in Book 8158, Page 834, Davidson County Register's Office. Ricky A. Ledbetter has since died on May 2, 2010. The Last Will and Testament of Ricky Allen Ledbetter was duly admitted to probate in the Seventh Circuit Court of Davidson County, Tennessee, Probate Division under Docket No. 10P822. Said Last Will and Testament devised subject property to James Mark Mathias. A copy of the Letters Testamentary is attached hereto as Exhibit "A". Ricky A. Ledbetter and Ricky Allen Ledbetter are one and the same person.

This conveyance is made subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 1602 Franklin, Avenue, Nashville, Tennessee 37206.

IN WITNESS WHEREOF I have hereunto set our hands on this the 10th day of February, 2015.

James Mark Mathias, Executor of the Ricky Allen Ledbetter

James Mark Mathias, Devisee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public in and for said County and State, the within named, James Mark Mathias, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he, individually as devisee of the Last Will and Testament of Ricky Allen Ledbetter, and as Executor of the Estate of Ricky Allen Ledbetter, deceased, executed the within instrument for the purposes therein contained, and had authority so to do.

Witness my hand and official seal at Brentwood, Tennessee, this 10th day of February, 2015.

Brian Payne, Notary Public
Commission expires: 11/04/18

BRIAN PAYNE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

James Mark Mathias, Affiant

Sworn to and subscribed before me this 10th day of February, 2015.

Brian Payne, Notary Public
Commission Expires: 11/04/18

BRIAN PAYNE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

EXHIBIT "A"

SEVENTH CIRCUIT COURT OF DAVIDSON COUNTY, TENNESSEE

LETTERS TESTAMENTARY

10P822

To JAMES MARK MATHIAS :

It appearing to the Court that RICKY ALLEN LEDBETTER has died leaving a written will, in which you are appointed Executor, which has been duly approved by the Court; and you having been qualified according to law, and it having been ordered by said Court that Letters Testamentary issue to you.

These are, therefore, to empower you, the said JAMES MARK MATHIAS to enter upon the execution of said will, and take into your possession all of the property, and to make, within sixty days from this date, a perfect inventory thereof, and make due collection for all debts, and after paying all the just demands against the Testator, and settling up the business according to law, you will pay over and deliver the property and effects that may remain in your hands, and do all other things that may be required, according to the provisions of the said will and the laws of the land.

Witness, Richard R. Rooker, Clerk of the Probate Court, at office, this June 09, 2010 .

Richard R. Rooker, Clerk

RICHARD R. ROOKER, D.C.

STATE OF TENNESSEE
DAVIDSON COUNTY

I, Richard R. Rooker, Clerk of the Probate Court of said County, do hereby certify that the foregoing is a true and perfect copy of LETTERS TESTAMENTARY, issued to JAMES MARK MATHIAS, Executor of the estate of RICKY ALLEN LEDBETTER deceased, and I do further certify that JAMES MARK MATHIAS is still acting Executor of the estate of RICKY ALLEN LEDBETTER, and acts as such are entitled to full faith and credit, as appears from the records in my office at Nashville, Tennessee.

Witness my hand and official seal, at this office, this the 9th day of June, 2010

Richard R. Rooker, Clerk

RICHARD R. ROOKER, D.C. CIRCUIT COURT CLERK