NAME AND ADDRESS OF NEW OWNERS:
Kwame Asare
9553 Yellow Finch Ct
Brentwood, TN 37027

THIS INSTRUMENT PREPARED BY:
Lawyers Land & Title Services, LLC
500 North Walnut Street
Murfreesboro, TN. 37130

SEND TAX BILLS TO:
Kwame Asare
9553 Yellow Finch Ct.
Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans:T20150013550 DEEDWARR
Recvd: 02/25/15 08:22 4 pgs
Fees:23.00 Taxes:240.50
20150225-0015932

WARRANTY DEED

WITH EXECUTRIX'S QUITCLAIM

(Tax Parcel ID # 09206047200)

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the undersigned, **Erika Lisbeth Daniel,** has bargained and sold and does hereby transfer and convey unto **Kwame Asare and Serwaa Asare, husband and wife,** their heirs and assigns, forever, that certain property located and situated in Davidson County, Tennessee, and more particularly described as follows, to-wit:

Tract 1: (2603 Batavia St., Nashville, TN 37208)

Being Lot No. 69, Map of Faulconer & Ashcrofts Subdivision, Lots 18 & 19, Boyd McNair Tract, according to survey and plat of record in Book 57, page 121, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more accurate and complete description of said lot.

Being the same property conveyed to William J. Daniel, with a life estate being reserved for Mattie Ree Butler aka Mattie R. McClain, by Quitclaim Deed dated 07/26/1996 and filed for record on 07/29/1996 in Book 10136, page 16, of the Register's Office of Davidson County, Tennessee. The said Mattie Ree Butler aka Mattie R. McClain died on 08/16/2013, thereby relinquishing her life estate in the said property. The said William J. Daniel (aka William James Daniel) died testate on December 12, 2014. Per the Last Will and Testament

of William James Daniel of record in Will Book 58, page 84 of the County Clerk's Office of Rutherford County, Tennessee and the Order of the Probate Court of Rutherford County, Tennessee dated 01/21/2015, the sole beneficiary of the Estate of William James Daniel is Erika Lisbeth Daniel.

Tract 2: (Batavia St., Nashville, TN 37208)

Land in Davidson County, Tennessee, and being all of Lot No. 68, Map of Faulconer & Ashcrofts Subdivision, Lots 18 & 19, Boyd McNair Tract, according to survey and plat of record in Book 57, page 121, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more accurate and complete description of said lot.

Being the same property conveyed to William J. Daniel by Warranty Deed dated 08/24/2001 and filed for record on 09/04/2001 in Instrument 20010904-0095356, of the Register's Office of Davidson County, Tennessee. The said William J. Daniel (aka William James Daniel) died testate on December 12, 2014. Per the Last Will and Testament of William James Daniel of record in Will Book 58, page 84 of the County Clerk's Office of Rutherford County, Tennessee and the Order of the Probate Court of Rutherford County, Tennessee dated 01/21/2015, the sole beneficiary of the Estate of William James Daniel is Erika Lisbeth Daniel.

This conveyance is subject to all matters as set forth per Plat of record in Book 57, page 121, of the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

TO HAVE AND TO HOLD the said real estate together with all appurtenances, estate and title thereunto belonging unto the said grantees, their heirs and assigns, forever.

I covenant with the said grantee that I am lawfully seized and possessed of said real estate; that I have a good right to convey the same; and that the same is unencumbered except as noted herein and for the 2015 real property taxes which will be prorated at closing and payment assumed by the grantees.

I further covenant and bind myself, my heirs and assigns, to forever warrant and defend the title to said real estate unto the said grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

The undersigned, Erika Lisbeth Daniel, as Executrix under the Last Will and Testament of William James Daniel hereby quitclaims any and all interest of the estate in the herein described property to the said Grantees.

WITNESS OUR HANDS AND SIGNATURES on this the 13 day of February, 2015.

Erika Lisbeth Daniel
Erika Lisbeth Daniel, Individually

By: Erika Lisbeth Daniel
Erika Lisbeth Daniel, Executrix of the Estate of
William James Daniel

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Erika Lisbeth Daniel, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person described herein, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand at office this 13 day of February, 2015.

Commission expires: 6/17/18

ANGELA HOWARD
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Notary Public

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Erika Lisbeth Daniel, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person described herein, and who, upon oath, acknowledged herself to be the Executrix of the Estate of William James Daniel, and that she as such Executrix executed the within instrument for the purposes therein contained.

Witness my hand at office this 13 day of February, 2015.

Commission expires: 6/17/18

Notary Public

ANGELA HOWARD
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

The actual consideration or value, whichever is greater, for this transfer is $15,000.00.

Affiant

Witness my hand at office this 13 day of February, 2015.

Commission expires: 6/17/18

Notary Public

ANGELA HOWARD
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY