BILL GARRETT, Davidson County
Trans:T20150017149 DEEDWARR
Recvd: 03/10/15 10:04 3 pgs
Fees:17.00 Taxes:0.00
20150310-0020271

SEND TAX BILLS AND ADDRESS NEW OWNER:

TERESA GALBREATH
901 Emily Drive
Goodlettsville, TN 37072

This instrument prepared by:
TIMOTHY D. FERGUSON
Attorney at Law
365 West Main Street
Hendersonville, TN 37075

MAP PARCEL NUMBER:
72 - 4 - 246

EXECUTOR'S DEED

I.

Recitals

1.1 ALVESTA P. WOODALL died testate on June 22, 2014, while a resident of Sumner County, Tennessee.

1.2 The undersigned is the Executor under the Last Will and Testament of Alvesta P. Woodall, admitted to probate on August 5, 2014 and is recorded under Docket No. 2014PR-312, Office of the Probate Court in Chancery for Sumner County, Tennessee, at Gallatin.

1.3 The decedent owned land in Davidson County, Tennessee, more particularly described below and in the Deed recorded in Instrument No. 20100816-0064318, Register's Office for Davidson County, Tennessee.

1.4 All debts of decedent have been paid. A Tennessee Inheritance Tax return was filed and no taxes were due. A copy of the certificate from the State of Tennessee is attached as Exhibit "A".

II.

Conveyance

Pursuant to Item II of the Decedent's Will and as Executor of the Last Will and Testament of Alvesta P. Woodall, I, Teresa Galbreath, Executrix, hereby bargain, transfer and convey to Teresa Galbreath, the property described as follows:

LAND in Davidson County, State of Tennessee, described as follows to wit:

TRACT 1:

BEING the south one-half of Lot No. 28 of Block E on the Map of Country Club Estates, of record in Book 843, Page 95, Register's Office for said County. Said part of said lot fronts 50 feet on the easterly side of Ardee, formerly Mildred Avenue and runs back between parallel lines 175 feet to a dead line.

TRACT 2:

BEING the southerly 25 feet of the northerly half of Lot No. 28 of Block E on the Map of Country Club Estates, as of record in Book 843, Page 95, Register's Office for said County.

SAID part of said Lot No. 28 fronts 25 feet on the easterly side of Ardee, formerly Mildred Avenue, and runs back between parallel lines 175 feet to a dead line.

TRACT 3:

BEING the northerly 25 feet of Lot No. 28 of Block E on the Map of Country Club Estates, as of record in Book 843, Page 95, Register's Office for said County.

SAID part of Lot No. 28 fronts 25 feet on the easterly side of Ardee, formerly known as Mildred Avenue, and runs back between parallel lines 175 feet to a dead line.

TIMOTHY D. FERGUSON
ATTORNEY AT LAW
365 WEST MAIN STREET
HENDERSONVILLE, TN
37075
615-824-0989

BEING the same property conveyed to Alvesta P. Woodall by deed of record in Instrument No. 20100816-0064318, Register's Office for Davidson County, Tennessee.

This is improved property commonly known as 1421 Ardee Avenue, Nashville, Tennessee 37216.

TO HAVE AND TO HOLD the above described property unto TERESA GALBREATH, forever in fee simple.

Executed this the 24th day of February, 2015.

Teresa Galbreath
TERESA GALBREATH, Executrix of the Estate
of ALVESTA P. WOODALL, Deceased

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me the undersigned Notary Public, TERESA GALBREATH, with whom I am personally acquainted and who acknowledged that she executed the within instrument for the purposes therein contained and in the capacity therein stated.

Witness my hand at office on this 24 day of February, 2015.

Diane Ladd
NOTARY PUBLIC

DIANE LADD
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

My Commission Expires: 10-18-16

STATE OF TENNESSEE

COUNTY OF SUMNER

The actual consideration or value, whichever is greater for this transfer is $ None.

Teresa A. Galbreath
AFFIANT

Subscribed and sworn to before me, this the 24 day of February, 2015.

Diane Ladd
NOTARY PUBLIC

My Commission Expires: 10-18-16

DIANE LADD
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

TIMOTHY D. FERGUSON
ATTORNEY AT LAW
365 WEST MAIN STREET
HENDERSONVILLE, TN
37075
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N0018901

Exhibit A

9911377141105

TENNESSEE DEPARTMENT OF REVENUE

Inheritance Tax Closing Letter (This is not a bill for tax due)

November 8, 2014

ESTATE OF ALVESTA P WOODALL
ATTN: TIMOTHY D FERGUSON
365 W MAIN ST
HENDERSONVLLE TN 37075-3329

Account Type:	INHERIT TX
Account No.:	441988905
Date of Death:	June 22, 2014
County:	SUMNER
SSN:	XXX-XX-9452

A sworn return for inheritance tax has been filed with this department by the representative of the above estate.

As provided in Section 67-8-420, Tennessee Code Annotated, this receipt or certificate authorizes the court of the county in which such estate was administered to permit a final settlement or accounting by the estate representative.

The liability, as denoted in this closure letter, has been paid to the State of Tennessee. This is not a bill:

Inheritance Tax:	$0.00
Estate Tax:	$0.00
Interest:	$0.00
Penalty:	$0.00
Total:	$0.00

DETACH BELOW AND RETAIN FOR YOUR RECORDS

TENNESSEE DEPARTMENT OF REVENUE

ESTATE OF ALVESTA P WOODALL
ATTN: TIMOTHY D FERGUSON
365 W MAIN ST
HENDERSONVLLE, TN 37075-3329

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