BILL GARRETT, Davidson County
Trans:T20150020986 DEEDWARR
Recvd: 03/23/15 13:35 3 pgs
Fees:17.00 Taxes:0.00
20150323-0024753

ADDRESS NEW OWNER:
David Loyd
223 Edgewater Drive
Mt. Juliet, TN 37122

SEND TAX BILLS:
As above

PARCEL ID:
09504013100

EXECUTOR DEED

DAVID LOYD, EXECUTOR OF THE ESTATE OF LUTHER WINFIELD LOYD, DECEASED, by the power conferred by Letters Testamentary, State of Tennessee, Probate Court of Davidson County at Nashville, Docket number 14P1766, and every other power, for the sum of Ten and No/100 ($10.00) Dollars, paid, conveys and quitclaims in accordance with the Last Will and Testament of Luther Winfield Loyd, in fee simple absolute unto **David Loyd,** , hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

> Being Lot No. 69 on the Mao of Eva- Mor Heights, as of record in Book 1424, page 149, Register's Office for Davidson County, Said Lot NO. 69 fronts 90 feet on the west side of Blanchard Place and runs back between lines, 200 feet on the north line and 193.53 feet on the south line to a dead line in the rear which is a broken line on which it measures 105.43 feet.
>
> Being the same property conveyed to Luther Winfield Loyd and wife Lorene E. Loyd by warranty deed from E.S. Evans Inc, recorded the 18th of September 1950 of record in Book 1883, Page 405, Register's Office for Davidson County, Tennessee. Lorene E. Loyd having died on the 16th January 2003 leaving the property to Luther Winfield Loyd by right of survivorship.
>
> Being the same property conveyed to E.S Evans, Inc. by deed from Evans and Morris, a partnership of record in Book 1847, Page 287, Register's Office for Davidson County, Tennessee.

This is improved property known as 214 Blanchard Place, Nashville Tennessee.

This conveyance is made subject to any and all restrictive covenants, easements, and setback lines that are applicable to the above-described property, and of record, and to all

zoning and subdivision restrictions of the appropriate governmental body.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs, successors and assigns, forever; and we do covenant with the said Grantee that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered unless otherwise set out; and we do further covenant and bind ourselves, our heirs, successors and representatives, to warrant and forever defend the title to the said land to the said Grantee, their heirs and assigns, against the lawful claims of all persons whomever claiming by and through or under us but no further or otherwise. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

This instrument was prepared based on information furnished by parties. The preparer makes no representations or warranties as to the correctness thereof or the status of the title to the property described herein.

Witness my hand this 20th of March, 2015.

David A. Loyd

David Loyd, Executor

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named David Loyd, to me known to be the persons described in and who executed the foregoing instrument and acknowledged before me that he executed the same.

Witness my hand and official seal at office this 20th day of March 2015.

My Commission expires: 11.27.17

Notary Public

STACEY R. BARRETT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE)
COUNTY OF WILSON)

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

David A. Loyd
AFFIANT

Subscribed and sworn to before me this 20th day of March, 2015.

Stacey R Barrett
NOTARY PUBLIC

STACEY R. BARRETT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires: 11.27.17

This Instrument was Prepared By:
Yancy Belcher, Attorney
2306 N. Mt. Juliet Rd.
Mt. Juliet, TN 37122
(615) 773-2889