ADDRESS NEW OWNER:
David D. Elzey
1311 Kermit Drive
Nashville TN 37217

BILL GARRETT, Davidson County
Trans:T20150024215 DEEDWARR
Recvd: 04/02/15 09:39 3 pgs
Fees:17.00 Taxes:0.00
20150402-0028580

SEND TAX BILLS:
As above

MAP-PARCEL:
Map: 120-2
Parcel: 36

EXECUTOR DEED

ESTIL C. GOODWIN, EXECUTOR OF THE ESTATE OF ELMER R. HUGGINS, DECEASED, by the power conferred by Letters Testamentary, State of Tennessee, Probate Court of Davidson County at Nashville, docket number 14P1836, 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 Elmer R. Huggins, in fee simple absolute to **DAVID D. ELZEY** an individual, , 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. 223 on the Map of Miro Meadows Subdivision, of record in Book 1424, pages 94 and 95, Register's Office for Davidson County, Tennessee.

Said Lot no. 223 fronts 65 feet on the South side of Kermit Drive and runs back between lines, 170 feet on the East line and 163.9 feet on the West line to a deed line in the rear on which it measures 55 feet.

Being the same property conveyed to Elmer R. Huggins and wife Ethel H. Huggins, as tenants by the entireties, by deed from David R. Kennedy, Trustee, dated September 12, 1988 of record in Book 7649, Page 264, Register's Office for Davidson County, Tennessee. The said Ethel H. Huggins having died on January 30th 2000.

Being the same property conveyed to David R. Kennedy, Trustee by quitclaim deed from Elmer R. Huggins, for the purpose of creating a tenancy by the entireties, dated September 12th 1988, of record in Book 7649, Page 263, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Elmer R. Huggins, unmarried, by deed from Elmer R. Huggins, Valna Goodwin and Wayne Huggins, dated June 16 1975, of record in Book 4925, Page 469, Registers office for Davidson County, Tennessee; the said Elmer R. Huggins having subsequently become married to Ethel H. Huggins.

This is improved property known as 1311 Kermit Drive, Nashville Tennessee, 37217.

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 19th of March 2015.

Estil C Goodwin

Estil C. Goodwin, 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 Estil C. Goodwin, 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 19th day of March 2015.

My Commission expires: 11/27/17

Notary Public

STATE OF TENNESSEE)
COUNTY OF WILSON)

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

Estil C Goodwin
AFFIANT

Subscribed and sworn to before me this 19th day of March 2015.

NOTARY PUBLIC

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