BILL GARRETT, Davidson County
Trans:T20150028456 DEEDQC
Recvd: 04/16/15 08:56 2 pgs
Fees:12.00 Taxes:0.00
20150416-0033512

This Instrument Prepared By:
Tennessee Title Services, LLC
6 Cadillac Drive, Suite 290
Brentwood, TN 37027

THIS INSTRUMENT HAS BEEN PREPARED FROM INFORMATION FURNISHED BY THE PARTIES WITHOUT THE BENEFIT OF A TITLE EXAMINATION OR VERIFICATION OF THE FACTS STATED HEREIN.

Executor's Quitclaim Deed

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO:
Bonny B. Hopwood 7413 River Park Drive Nashville, TN 37221	NEW OWNER	155-3B-23.00CO

For good and valuable consideration received, **Bonny B. Hopwood, Executor of the Estate of Richard M. Watkins, deceased,** by these presents does transfer and convey unto the Grantee, **Bonny B. Hopwood**, all of the right, title and interest in and to that certain tract or parcel of land in Davidson County, Tennessee, belonging to The Estate of Richard M. Watkins, deceased, described as follows:

Land in Davidson County, Tennessee, being Lot No. 23 on the Plan of River Park Estates, as of record in Plat Book 6250, page 658, Register's Office for Davidson County, Tennessee, to which plan referenced is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Richard M. Watkins by Quitclaim Deed from Nina Cathey Watkins of record in Book 7818, page 238, Register's office for Davidson County, Tennessee. The said Richard M. Watkins having since died, on August 28, 2004. Pursuant to the Last Will and Testament of the said Richard M. Watkins, Probate No. 04P1536, in the Probate Court for Davidson County, Tennessee, Bonny B. Hopwood was appointed as Executor or the Estate of Richard M. Watkins, with full power to convey subject property. The Last Will and Testament of the said Richard M. Watkins, also devised subject property to the said Bonny B. Hopwood.

This is improved property known as 7413 River Park Drive, Nashville, TN 37221.

Said Property is conveyed subject to any and all restrictions, easements or matters of record including all items set out on any applicable plat of record; any and all applicable governmental and/or zoning regulations.

Witness my hand this 12th day of December, 2014.

Bonny B. Hopwood, Executor
Bonny B. Hopwood, Executor

STATE OF TENNESSEE
COUNTY OF Davidson

On this 12th day of December, 2014, before me personally appeared, Bonny B. Hopwood, Executor of the Estate of Richard M. Watkins to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the forgoing instrument on behalf of the Estate of Richard M. Watkins, and acknowledged that she executed the same as her free act and deed and for the purposes described herein.

Witness my hand and official seal, at the office, this 12th day of December, 2014.

CAROL T BAKER
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

My commission expires: 3/24/17

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $0.00.

Emily Jones
Affiant

Subscribed and sworn to before me this 12th day of December, 2014.

CAROL T BAKER
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

Notary Public

My Commission Expires:

3/24/17