This Instrument Prepared From Information Furnished by the Parties by:
IMOGENE W. BOLIN, ATTORNEY, 313 ENON SPRINGS RD EAST, SMYRNA, TENNESSEE 37167

MAP & PARCEL: 120 05 0 037.00

SEND TAX BILLS TO:

(SAME/NEW OWNER)

NAME AND ADDRESS OF NEW OWNERS:
Brad Oliver
762 Winthorne Drive
Nashville, TN 37217

STATE OF TENNESSEE)
ss.:
COUNTY OF DAVIDSON)

EXECUTOR'S DEED

KNOW ALL PERSONS BY THESE PRESENTS that **KELLYE JACKSON-REED AND TERRY L. FELTS**, duly appointed Co-Executors of the Estate of **JAMES DONALD FELTS**, deceased, with full powers of sale, without joinder of beneficiaries, pursuant to Article VI of Decedent's Last Will and Testament (Docket No. 15P625) which Estate is being administered in the Circuit Court (Probate Division) for Davidson County County, Tennessee, for and in consideration of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, the receipt of all of which is hereby acknowledged, and other good and valuable consideration receipt of which is hereby acknowledged, hereby releases, remises and forever transfers and conveys unto **BRAD OLIVER**, unmarried, his heirs and assigns forever, all right, title and interest of the decedent and Decedent's Estate in and to that certain parcel of land located in Davidson County, Tennessee, more particularly described as follows, to-wit:

LAND in Davidson County, Tennessee, being Lot No. 337 on the Plan of Glengarry Park, Section III, of record in Book 2900, page 25, Register's Office for said County.

Said Lot No. 337 fronts 80 feet on the northeasterly side of Winthorne Drive and runs back 228.6 feet on the northwesterly line and 249.4 feet on the southeasterly line to a dead line on which it measures 82.7 feet.

INCLUDED IN THE ABOVE, BUT SPECIFICALLY EXCLUDED IS THE FOLLOWING:

LAND in Davidson County, Tennessee, being the northeast triangular part of Lot No. 337, Glengarry Park, Section III, and being the same property conveyed to Henry Hudson, d/b/a Henry Hudson Enterprises, by deed appearing of record in Book 4322, page 410, and more particularly described as follows:

BEGINNING at a concrete monument in the northeast corner of said Lot No. 337; thence with the easterly line of said Lot No. 337, a distance of 40.4 feet south 41° 07' West to a concrete monument; thence north 22° 15' West a distance of 58.76 feet to an iron pin in the northerly or rear line of said lot 337; thence along the rear line south 63° 52' east 54.4 feet to the point of beginning, together with a ten foot public utility easement along the

BILL GARRETT, Davidson County
Trans:T20150033717 DEEDWARR
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Fees:18.00 Taxes:495.99
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line running north 22° 15' west so as to continue the public utility easement in a straight line from lot 336.

Being a portion of the same property conveyed to James D. Felts and wife, Dorothy E. Felts, by Warranty Deed from Joe T. Ward and wife, Peggy C. Ward, appearing of record in Book 4226, page 77, Register's Office for Davidson County, Tennessee. The said Dorothy E. Felts predeceased her husband, James D. Felts, who became vested with fee simple title as surviving tenant by the entirety. The said James D. Felts died testate on February 23, 2015. Pursuant to his Last Will & Testament in Docket No. 15P625, Circuit Court (Probate Division) Davidson County, Tennessee, Kellye Jackson-Reed and Terry L. Felts, as Co-Executors were directed to sell the subject property on behalf of the estate without the joinder of beneficiaries.

This conveyance is subject to any and all existing easements and restrictions as shown of record; all matters as shown on plat of record in Book 2900, Page 25, all of the Register's Office for Davidson County, Tennessee; and to all zoning and subdivision regulations of the appropriate governmental body, along with any easements and rights of ways of public roads and utilities.

This is improved property known as 762 Winthorne Drive, Nashville, Tennessee 37217.

TO HAVE AND TO HOLD the said tract or parcel of land in fee simple together with all of the appurtenances, estate and title thereunto belonging unto the said Grantee herein, his heirs and assigns, forever.

AND Grantors do covenant with the said Grantees herein that they are lawfully seized and possessed of said land in fee simple; have a good right to convey the same; and, the same is unencumbered except as set forth herein. The 2015 property taxes are being prorated between the parties hereto, the Grantees assuming payment thereof.

AND, Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said Grantees herein, their heirs and assigns, against the lawful claims of all persons, whomsoever.

Possession of the within-described property will be given to the Grantees with delivery of deed.

WITNESS OUR HANDS on the 30th day of April, 2015.

ESTATE OF JAMES DONALD FELTS

By: Kellye Jackson-Reed
Kellye Jackson-Reed, Co- Executor

By: Terry L. Felts
Terry L. Felts, Co-Executor

STATE OF TENNESSEE)
ss.:
COUNTY OF RUTHERFORD)

On this 30th day of April, 2015, before me, personally appeared **KELLYE JACKSON-REED AND TERRY L. FELTS,** as Co-Executors of the Estate of **JAMES DONALD FELTS**, deceased, to me known to be the person described in and who executed the foregoing instrument, and who, upon oath, acknowledged the execution of same to be their free act and deed.

WITNESS MY HAND and official seal at office in Smyrna, Tennessee, this 30th day of April, 2015.

Notary Public

My commission expires: 9/21/2016

JANE E. RABIDEAU
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY, TENN.

TRANSFER

I hereby certify or swear that the actual consideration for this transfer or value of the property transferred, whichever is greater is $134,050.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, this 30th day of April, 2015.

Notary Public

My commission expires: 10.15.2017

M. LYNN BODDEN
NOTARY PUBLIC AT LARGE
WILLIAMSON CO., TENN.