BILL GARRETT, Davidson County
Trans:T20150036325 DEEDWARR
Recvd: 05/11/15 14:54 3 pgs
Fees:17.00 Taxes:0.00
20150511-0043059

This Instrument Was Prepared By:
Brian Ragan
REYNOLDS, POTTER, RAGAN & VANDIVORT, PLC
210 East College Street
Dickson, Tennessee 37055
615.446.2221

Address New Owner:	Send Tax Bills To:	Map & Parcel:
Patricia C. Cowan 147 Fulgem Cemetery Road Burns, Tennessee 37029	Same	12710000200

EXECUTRIX'S DEED

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, PENNY L. LANGSTON, as *Executrix for the Estate of Rebecca M.J. Vanns*, pursuant to the Last Will and Testament of Rebecca M.J. Vanns, of record in Will Book "A-1", Pages 27-30, in the Probate Court for Dickson County, Tennessee, Docket No. 12-12-128-P, hereby conveys all right, title and interest held by the *Estate of Rebecca M.J. Vanns* in and to the property described herein to PATRICIA C. COWAN, her heirs and assigns, being a tract or parcel of land lying and being situated in Davidson County, Tennessee, and more fully described as follows:

Being the northerly one-half of Lot No. 25 and Lot No. 26 on the Plan of Merrymount Acres, Section One, as of record in Book 3700, Page 17, Register's Office for said County, and being more particularly described as follows:

SAID northerly one-half of Lot No. 25 and Lot No. 26 adjoin and front together 245.0 feet on the northerly said of Highway 70S and run back between lines 675.7 feet on the easterly line and 529.25 feet, more or less, on the westerly line to a dead line in the rear on which they measure 285.42 feet, more or less.

Being the same property conveyed to John G. Vanns and wife, Rebecca J. Vanns, by Installment Deed from Cecil F. Fox, and wife, Sara P. Fox, dated November 11, 1966, and of record in Book 4079, Page 622, in the Register's Office of Davidson County, Tennessee. Also, being the same property title to which vested in Rebecca J. Vanns upon the death of her husband, John G. Vanns, by reason of their tenancy by the entirety.

This conveyance is subject to the right-of-way of Highway 70 South.

This conveyance is further subject to all matters shown on Plat of Merrymount Acres, Section 1 in Book 3700, Page 17, Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD said tract or parcel of land, together with all the estate, title and interest thereunto belonging unto the said PATRICIA C. COWAN, her heirs and assigns, forever. I covenant with the said PATRICIA C. COWAN, that as *Executrix of the Estate of Rebecca M.J. Vanns*, and pursuant to her Last Will and Testament, I have a good and perfect right to make this conveyance and that the same is free and unencumbered. And I do further covenant and bind the *Estate of Rebecca M. J. Vanns* to warrant and forever defend the title to said real estate unto the said PATRICIA C. COWAN, her heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, I have hereunto set my hand and signature, this 7th day of May, 2015.

Penny L Langston

PENNY L. LANGSTON, *Executrix for the Estate of Rebecca M.J. Vanns*

STATE OF TENNESSEE]
COUNTY OF DICKSON]

Personally appeared before me, the undersigned Notary Public, in and for said County and State, the within named PENNY L. LANGSTON, AS *Executrix for the Estate of Rebecca M.J. Vanns*, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, in the County and State aforesaid, this 7th day of May, 2015.

Debra M. Burns

NOTARY PUBLIC

My Commission Expires:

DEBRA M. BURNS
STATE OF TENNESSEE NOTARY PUBLIC
HUMPHREYS COUNTY
MY COMMISSION EXPIRES: April 12, 2016

STATE OF TENNESSEE]
COUNTY OF DICKSON]

I hereby swear or affirm that the actual consideration for this transfer is **$ -0-**.

PENNY L. LANGSTON, *Affiant*

Subscribed and sworn to before me this 7th day of May, 2015.

NOTARY PUBLIC

My Commission Expires:

DEBRA M. BURNS
STATE OF TENNESSEE NOTARY PUBLIC
HUMPHREYS COUNTY
MY COMMISSION EXPIRES:
April 12, 2016