BILL GARRETT, Davidson County
Trans:T20150036325 DEEDWARR
Recvd: 05/11/15 14:55 3 pgs
Fees:17.00 Taxes:0.00
20150511-0043060

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	13413018800

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:

Situated in the County of Davidson, State of Tennessee:

Being lots numbered 261 and 262 on the plan of Kenilworth Estates, Section 4, as of record in Book 3300, pages 34, 35 and 36, Register's Office for said county, said lots 261 and 262 front 140.0 feet on the Northerly side of Largo Drive and extends back 143.1 feet on the Easterly line of lot 261 and 150.1 feet along the Westerly line of lot 262, which is a broken line of 3 segments, to a line at the rear measuring 129.5 feet, the same being the Northerly margin of lots 261 and 262.

Being the same property conveyed to John G. Vanns and wife, Rebecca J. Vanns, by Limited Warranty Deed from Shell Oil Company, a Delaware corporation, dated August 1, 1975, and of record in Book 4970, Page 526, 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 Harding Place and Largo Drive

This conveyance is subject to an Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage to the Metropolitan Government of Nashville and Davidson County, Tennessee as recoded in Book 5002, Page 226, in the Register's Office of Davidson County, Tennessee.

This conveyance is further subject to Restrictions set forth in Book 4970, Page 526, in the Register's Office of Davidson County, Tennessee.

This conveyance is further subject to all matters shown on plat of Kenilworth Estates in Book 3300, Pages 34-36, in the 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, *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
PENNY L. LANGSTON, *Affiant*

Subscribed and sworn to before me 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