BOX 10-B

BILL GARRETT, Davidson County
Trans: T20150036377 DEEDWARR
Recvd: 05/11/15 15:22 2 pgs
Fees: 13.00 Taxes: 1341.25
20150511-0043112

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $362,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 11 DAY OF MAY, 2015.

Notary Public

MY COMMISSION EXPIRES: NOVEMBER 5, 2018

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JAMES WALLACE, ET UX	**SAME**	**104-13-0A-031.00-CO**
(NAME)	(NAME)	
401 BOWLING AVE., UNIT 18		
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

EXECUTOR'S DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **I, RICHARD HEDGEPATH, JR., EXECUTOR OF THE ESTATE OF HARROLD R. FLINTOFF,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JAMES WALLACE AND BEVERLY WALLACE, HUSBAND AND WIFE,** 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:

Land in Davidson County, Tennessee, being Building Site No. 31, on the Plan for Richmeade Place, Section I, as recorded in Plat Book 4860, page 44, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description, together with an undivided percentage interest in the common elements allocated to said unit.

Being the same property conveyed to Harrold R. Flintoff and wife, Joanne B. Flintoff, from Union Bank, by deed dated September 3, 1975, of record in Book 4957, page 642, said Register's Office. The said Joanne B. Flintoff having died on or about December 5, 1997, leaving the said Harrold R. Flintoff as the surviving tenant by the entirety. The said Harrold R. Flintoff having died testate, on or about January 3, 2015. His Last Will and Testament has been filed in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, under Docket No. 15P-42. Said Will directs the subject property to be administered as part of the Estate, subject to the control of the Executor, Richard Hedgepath, Jr.

This conveyance is subject to matters shown on the Plan of record in Plat Book 4860, Page 44; Declaration of Covenants, Conditions, Liens, Easements, By-Laws and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Book 4941, page 637, amended in Book 5036, page 338 and Book 5213, page 945; Easement of record in Instrument No. 20140328-0025605;Rights of others in and to party walls; and any and all easements, restrictions, and conditions of record which may affect said property in the Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved(X) property, known as **401 BOWLING AVE., UNIT 18, NASHVILLE, TN 37205**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. 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.

Witness my hand this 11th day of May, 2015.

Richard Hedgepath, Jr. As Executor of the Estate of Harrold R. Flintoff

RICHARD HEDGEPATH, JR., AS EXECUTOR OF THE ESTATE OF HARROLD R. FLINTOFF

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Richard Hedgepath, Jr., as Executor of the Estate of Harrold R. Flintoff,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 11th day of May, 2015.

My commission expires: **November 5, 2018**

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Lee A. Cohen

Notary Public