Davidson County DEEDWARR
Recvd: 06/08/15 11:17 4 pgs
Fees:22.00 Taxes:0.00
20150608-0053449

This Instrument Prepared By:
Sherrard & Roe PLC (WLH)
150 3rd Ave. South, Suite 1100
Nashville, TN 37201

EXECUTOR'S DEED

Address New Owners:
Will Harlan Dylan Campbell
5008 Long Leaf Drive
Durham, NC 27712

Send Tax Bills To:
same

Map/Parcel Number:
83-6-344

WHEREAS, Penny E. Campbell (the "Decedent") died on September 3, 2014 and Decedent's Last Will and Testament, dated August 9, 2013, Holographic First Codicil dated January 27, 2014 and Second Holographic Codicil dated August 12, 2014, were admitted to probate on October 2, 2014, as File No. 14P-1582 in the Seventh Circuit Court for Davidson County, Tennessee (Probate Division) (collectively, the "Will");

WHEREAS, Bonnie R. Campbell is the duly appointed Executor (the "Executor") of the Decedent's Estate (the "Estate") under the Will; and

WHEREAS, the Executor desires to convey all of the Decedent's right, title and interest in and to certain real property located in Davison County, Tennessee, described on Exhibit A attached hereto and incorporated herein by this reference (the "Property") to Will Harlan Dylan Campbell in order to settle matters of the Estate in accordance with the terms of the Will.

NOW, THEREFORE, in consideration of the foregoing premises and no other monetary consideration, the Executor hereby transfers, and conveys all of the Executor's right, title and interest in the Property to Will Harlan Dylan Campbell (the "Beneficiary").

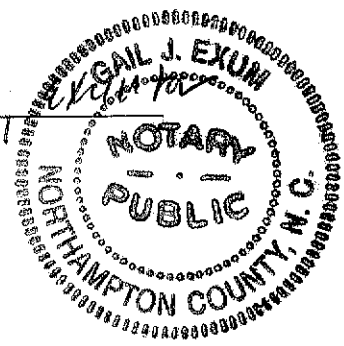
This Property is being transferred expressly subject to all limitations, restrictions and encumbrances that may affect the Property.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to the Beneficiary, its successors and assigns, forever; and the Executor hereby transfers, assigns, and sets over unto the Beneficiary, all of the Estate's right, title and interest in the said Property with full benefit of the Executor's warranties to the maximum extent that she can or should do as Executor, but not further or otherwise.

This is improved property known as 1615 McEwen Avenue, Nashville, Davidson County, Tennessee 37206.

IN WITNESS WHEREOF, the Executor has executed this instrument this 5 day of May, 2015.

Bonnie R. Campbell, Executor
Estate of Penny E. Campbell



STATE OF NORTH CAROLINA)
COUNTY OF Northampton)

Personally appeared before me, a Notary Public in and for said State and County, Bonnie R. Campbell, who upon oath acknowledged that she is the Executor of the Estate of Penny E. Campbell, deceased (the "Estate"), the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who further acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Durham, North Carolina, this 5th day of May, 2015.

Notary Public

My Commission Expires: 8-24-2018

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

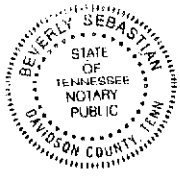
This transfer is exempt from taxation pursuant to T.C.A. 67-4-409 (a)(3)(D).

Affiant

Subscribed and sworn to before me this 8th day of May, 2015.

Notary Public

My Commission Expires: 9/11/2017



NOTARY PUBLIC
Beverly Sebastian
My Commission Expires
September 11, 2017
STATE OF TENNESSEE

EXHIBIT A

LAND in Davidson County, Tennessee, being the westerly 57 feet of the southerly 150 feet of Lot No. 2 on the Plan of W.L. Horn's Spout Spring Addition, as of record in Book 57, Page 106, Register's Office for Davidson County, Tennessee.

BEING Lot "A" on the unrecorded Subdivision of said Lot No. 2, described according to a survey made by Z.L. Wilkinson, Surveyor, September 4, 1940, as follows:

BEGINNING at the northeast comer of McEwen Street and Rudolph Street; thence with the northerly margin of McEwen Street, eastwardly, 57 feet; thence at right angles, northwardly, 150 feet: thence at right angles, westwardly, 57 feet, to the easterly margin of Rudolph Street; thence with said Street, southwardly, 150 feet, to the beginning.

BEING part of the same property conveyed to Penny E. Campbell, unmarried, by Quitclaim Deed from Patricia E. Matranga, unmarried, of record in Instrument No. 20020131-0013554, Register's Office for Davidson County, Tennessee, and part of the same property conveyed to Penny E. Campbell, unmarried, and Patricia E. Matranga, unmarried, by Warranty Deed from Cheryl M. Gibson Jameson and husband, Jack Jameson, of record in Book 9528, Page 925, Register's Office for Davidson County, Tennessee.

The legal description is the same as the previous deed of record.

This conveyance is subject to any and all existing restrictions and easements of record.

This is improved property known as 1615 McEwen Avenue, Nashville, Davidson County, Tennessee 37206.

CERTIFICATE OF AUTHENTICITY

I, William L. Harbison, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

William L. Harbison

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public in and for the County and State aforesaid, personally appeared, William L. Harbison, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledges this certification of an electronic document is true and correct.

WITNESS my hand and seal at office in Nashville, Tennessee, this 8th day of May, 2015.

BEVERLY SEBASTIAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
Beverly Sebastian
My Commission Expires
September 11, 2017
STATE OF TENNESSEE

Notary Public

My Commission Expires: 9/11/2017