BILL GARRETT, Davidson County
Trans:T20150051998 DEEDWARR
Recvd: 06/29/15 13:53 3 pgs
Fees:17.00 Taxes:0.00
20150629-0062354

This instrument was prepared by:

John M. McDonald
Evans, Jones & Reynolds, P.C.
710 SunTrust Plaza
Nashville, Tennessee 37219

PERSONAL REPRESENTATIVE'S DEED

Address New Owner:	Send Tax Bill To:	Parcel ID Number
Karen Ward Knox, Trustee of The Russell D. Ward, Jr. Trust 2005 Eastside Ave. Nashville, TN 37206	Same As Owner	061 04 0 145.00

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

This conveyance is exempt from the payment of the privilege tax pursuant to Section 67-4-409(a)(3)(D), Tennessee Code Annotated.

Karen Ward Knox, Affiant
Karen Ward Knox, Affiant

Sworn to and subscribed before me, this 26th day of June, 2015.

Wendy E. Poston
Notary Public, Wendy E. Poston

My Commission Expires: March 10, 2019

FOR AND IN CONSIDERATION OF the sum of One and 00/100 Dollar ($1.00), the receipt and sufficiency of which are hereby acknowledged, **Karen Ward Knox, Personal Representative under the Will of Russell D. Ward**, Grantor (the "Grantor"), does hereby transfer and convey unto **Karen Ward Knox, Trustee of The Russell D. Ward, Jr. Trust** (the "Grantee"), its successors and assigns, all of Grantor's right, title and interest in and to certain

parcel of land lying in Davidson County, State of Tennessee, more particularly described on Exhibit A attached hereto and incorporated herein by this reference, together with all improvements thereto (the "Property").

The Property is conveyed subject to all matters of record in the Register's Office for Davidson County, Tennessee. The Property is improved property known as 4224 Brush Hill Road, Nashville, Tennessee 37216.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever.

Karen Ward Knox executes this instrument in her fiduciary capacity as Personal Representative of the Estate of Russell D. Ward, and not in her individual capacity, for the purpose of conveying any interest that said estate may have in the Property.

Witness my hand this 26th day of June, 2015.

Karen Ward Knox, Personal Rep. of Estate of RDW
Karen Ward Knox, Personal Representative
of the Estate of Russell D. Ward

STATE OF TENNESSSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Wendy E. Poston, a Notary Public of said County and State, the within named bargainor, Karen Ward Knox, Personal Representative of the Estate of Russell D. Ward, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument as Personal Representative for the purposes therein contained.

Witness my hand and seal, at Office in Davidson County, Tennessee, this 26th day of June, 2015.

Wendy E. Poston
Notary Public

My Commission Expires: March 10, 2019

410501.005.sm.Executor's Deed

WENDY E. POSTON
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN

EXHIBIT A

Property Description

LAND in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 2 of Block No. 3 on the Plan of A. J. McGaughey's Haysboro Subdivision, as of record in Book 547, pages 15 and 16, Register's Office for said County.

Said Lot No. 2 fronts 100 feet on the easterly side of Brush Hill Road and runs back 285 feet on the northerly line and 292 feet on the southerly line to the westerly margin of Haysboro Drive, measuring 100 feet thereon.

BEING the same property conveyed to Dr. Russell D. Ward (being one and the same as R.D. Ward), and his spouse, Margaret Bowen Ward, by Warranty Deed from Ernest P. Jones and wife, Inez B. Jones, by Deed dated the 17th day of July, 1957, of record in Book 2690, page 167, in the Register's Office for Davidson County, Tennessee.

The said Russell D. Ward's spouse predeceased him so that the subject property passed entirely to him by operation of the joint tenancy, and Russell D. Ward himself has since died. By Last Will of Russell Dorris Ward (being one and the same as Russell D. Ward) of record in Docket No. 14P1693, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, Karen Ward Knox is the duly appointed Personal Representative of the deceased's estate with full power and exclusive control of the deceased's real property during the administration of the deceased's estate, including the power to facilitate the distribution from the deceased's estate among the beneficiaries under the deceased's Will, which beneficiaries include The Russell D. Ward, Jr. Trust