This instrument prepared by:
Mid-State Title & Escrow, Inc.
128 Holiday Court, Suite 125
Franklin, Tennessee 37067
MST File No. 2015-0501

BILL GARRETT, Davidson County
Trans:T20150056389 DEEDWARR
Recvd: 07/13/15 11:13 3 pgs
Fees:18.00 Taxes:2405.00
20150713-0067744

**NEW OWNER:**
Jason Eugene Boyd
6408 Worchester Dr.
Nashville, TN 37221

**SEND TAX BILL TO:**
New Owner

**MAP & PARCEL:**
157 00 0 088.00

## 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, **Mary A. Bush, Executor and Barbara J. Noland, Executor of the Estate of Esther Walker Pratt, deceased in accordance with the provisions of TCA 66-4-101 et seq and pursuant to the power and authority given to the said Grantors under the Last Will and Testament of said decedent as of record in Davidson County Probate Docket Number 14P850, pursuant to Letters Testamentary issued on May 22, 2014 by the Office of the Seventh Circuit Court of Davidson County, Tennessee**, hereinafter called the Grantor, has bargained and sold and by these presents do transfer and convey unto **Jason Eugene Boyd and wife, Heather H. Boyd,** hereinafter called the Grantee, and their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

**Land in Davidson County, Tennessee, being Lot No. 22 on the Plan of Section One, Devonshire Manor of record in Plat Book 5200, Pages 122 and 123, in the Register's Office for Davidson County, Tennessee.**

**Said Lot No. 22 fronts 160 feet on the northerly side of Worchester Drive, and runs back 256.55 feet on the westerly line and 256.55 feet on the easterly line to a dead line in the rear on which it measures 160 feet.**

**Being the same property conveyed to Esther Walker Pratt by quitclaim deed from**

**Marvin Pratt of record in Book 9385, page 267, Register's Office for Davidson County, Tennessee, dated 06/20/1994 and recorded on 06/22/1994. The said Esther Walker Pratt is now deceased and her will was admitted to probate in case No. 14P850 of the Seventh Circuit Court of Davidson County Probate Division.**

**Being also known as 6408 Worchester Drive, Nashville, TN 37221**

**Subject to:** Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable, Easements or claims of easements not shown by the Public Records. Taxes for the year 2015 a lien, not yet due and payable. Subject to all matters shown on the Plan of record in Plat Book 5200, Page 122 & 123, Register's Office for Davidson County, Tennessee. Restrictions of record in Book 5381, Page 394, in the Register's Office for Davidson County, Tennessee. HOA Charter of record in Book 7584, Page 337, in the Register's Office for Davidson County, Tennessee. Subject to rights of others in and to the common areas and/or elements.

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.

Executed to be effective as of the 9th day of July, 2015.

Estate of Esther Walker Pratt

By: Mary A. Bush
Mary A. Bush, Executor

By: Barbara Noland
Barbara J. Noland, Executor

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public of the state and county mentioned, personally appeared Mary A. Bush, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be Executor of The Esther Walker Pratt, the within named bargainor, and that she as such Executor executed the foregoing instrument for the purpose therein contained, by signing the name of the estate by herself as Executor.

Witness my hand this 9th day of July, 2015.

Notary Public

My Commission Expires: 7-5-16

YVETTE LYNN MELDRUM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public of the state and county mentioned, personally appeared Barbara J. Noland, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be Executor of The Esther Walker Pratt, the within named bargainor, and that she as such Executor executed the foregoing instrument for the purpose therein contained, by signing the name of the estate by herself as Executor.

Witness my hand this 9th day of July, 2015.

Notary Public

My Commission Expires: 7-5-16

YVETTE LYNN MELDRUM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

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State of Tennessee
County of Williamson

The actual consideration or value, whichever is greater for this transfer is $650,000.00

Emily Jones
Affiant

Sworn to and subscribed to before me this 9th day of July, 2015.

Tracey Perry
Notary Public My Commission Expires: 1-8-19

TRACEY PERRY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2019