CLEVELAND D. BAIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 6, 2018

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ -0-

Debra S. Simpkins-Bauer
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF July, 2015.

Notary Public

MY COMMISSION EXPIRES: March 6, 2018

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
CLEVELAND D. BAIN, ATTORNEY AT LAW, 4800 CHARLOTTE AVENUE, NASHVILLE, TN 37209

THIS INSTRUMENT WAS PREPARED BASED SOLELY ON INFORMATION FURNISHED BY THE PARTIES. NO INDEPENDENT TITLE EXAMINATION HAS BEEN PERFORMED NOR OPINION RENDERED.

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
DEBRA SIMPKINS BAUER	**SAME**	**155-03-0A-029.00**
(NAME) **6410 FUTURA DRIVE**	(NAME)	
(ADDRESS) **NASHVILLE, TN 37209**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20150058109 DEEDWARR
Recvd: 07/16/15 16:15 2 pgs
Fees:12.00 Taxes:0.00
20150716-0069801

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, DEBRA SIMPKINS BAUER, EXECUTOR OF THE ESTATE OF JAMES LANGFORD RAWLS A/K/A JAMES LANGFRED RAWLS,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DEBRA SIMPKINS BAUER,** HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 46 on the Plan of Rolling River Estates, Section I, of record in Book 4860, page 27, Register's Office, Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to JAMES L. RAWLS, a single person from ZACK R. CHEEK and wife, EMELYN T. CHEEK, by Deed of record in Book 5143, page 776, Register's Office for Davidson County, Tennessee. The said JAMES L. RAWLS having since died on or about February 9, 2015. The Last Will and Testament of JAMES LANGFRED RAWLS (a/k/a JAMES LANGFORD RAWLS a/k/a JAMES L. RAWLS) filed in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division (Docket No. 15P434) devised said property to DEBRA SIMPKINS BAUER.

This conveyance is subject to restrictions of record in Book 4788, page 950, matters shown on the Plan of record in Book 4860, page 27, and any and all other easements, restrictions and conditions which may affect said property of record in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved(X) property, known as **7221 BELLE CHASE DRIVE, NASHVILLE, TN 37221**
(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 16th day of July, 2015.

Debra D. Simpkins-Bauer

DEBRA SIMPKINS BAUER, EXECUTOR OF THE ESTATE OF JAMES LANGFORD RAWLS

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 **DEBRA SIMPKINS BAUER, EXECUTOR OF THE ESTATE OF JAMES LANGFORD RAWLS**, the bargainor, 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 for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 16th day of July, 2015.

CLEVELAND D. BAIN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
Commission Expires MAR. 6, 2018

Notary Public

My Commission expires: March 6, 2018