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

Davidson County DEEDWARR
Recvd: 07/22/15 16:05 4 pgs
Fees:22.00 Taxes:0.00
20150722-0072048

EXECUTOR'S DEED

Address New Owners:
C. Wendell Waller, Jr. and
J. Scott McCullough, Co-Trustees
Waller Residuary Trust
121 Wynlands Circle
Goodlettsville, TN 37072

Send Tax Bills To:
same

Map/Parcel Number:
02300018100

WHEREAS, Charles Wendell Waller, Sr. (the "Decedent") died on March 2, 2014, and Decedent's Last Will and Testament, dated April 28, 1997, was admitted to probate on April 30, 2014, as Docket No. 14P-658 in the Seventh Circuit Court for Davidson County, Tennessee (Probate Division) (the "Will");

WHEREAS, Barbara Waller 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 Davidson County, Tennessee, described on Exhibit A attached hereto and incorporated herein by this reference (the "Property") to C. Wendell Waller, Jr. and J. Scott McCullough, Co-Trustees of the Residuary Trust under the will of Charles Wendell Waller, Sr. (the "Waller Residuary Trust"), 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 C. Wendell Waller, Jr. and J. Scott McCullough, Co-Trustees of the Residuary Trust u/w of Charles Wendell Waller, Sr. (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 Beneficiaries, their 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.

IN WITNESS WHEREOF, the Executor has executed this instrument this 10th day of July, 2015.

Barbara Waller

Barbara Waller, Executor
Estate of Charles Wendell Waller, Sr.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for said State and County, Barbara Waller, who upon oath acknowledged that she is the Executor of the Estate of Charles Wendell Waller, Sr., 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 Nashville, Tennessee, this 10th day of July, 2015.

Lindsey Waller

Notary Public

My Commission Expires: 9/11/17

LINDSEY WALLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES September 11, 2017

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Charles Wendell Waller, Jr.

Affiant

Subscribed and sworn to before me this 21st day of July, 2015.

Lindsey Waller

Notary Public

My Commission Expires: 9/11/17

LINDSEY WALLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES September 11, 2017

EXHIBIT A

Land situated in the 3rd Councilmanic Distriact, formerly the 10th Civil District, of Metropolitan Nashville and Davidson County, Tennessee, lying on the east side of Lickton Pike between the same and Cummings Branch of Whites Creek, beginning at an iron pin the east margin of said Lickton Pike, said iron pin being the northwest corner of the property conveyed to James D. Scott, Jr. and wife, Bethany H. Scott, of record in Book 8365, page 281, Register's Office for Davidson County, Tennessee; thence with said east margin of Lickton Pike North 8 degrees 30 minutes 00 seconds East 201.08 feet to an iron pin; thence with a new line South 81 degrees 20 minutes 00 second East 340.26 feet to a point in the center of Cummings Branch; thence with Cummings Branch South 17 degrees 50 minutes 00 seconds west 14.92 feet to a point; thence continuing with Cummings Branch South 5 degrees 15 minutes 00 seconds West 187.38 feet to appoint; thence South 24 degrees 15 minutes 00 seconds West 33.72 feet to where a cross is cut in a concrete bridge; thence North 75 degrees 45 minutes 00 seconds West 341.02 feet to the point of beginning, and containing 1.715 acres or 74,720 square feet, more or less, and know as part of Parcel "B" of Fred True's land, according to a survey made by T. R. Sanford May 11, 1957.

Being the same property conveyed to Charles Wendell Waller, Sr., a married man, by deed from J. Nicole Waller, a married woman, of record at Instrument No. 20070705-0080343, Register's Office for Davidson County, Tennessee.

Said property is subject to two easements of record in Book 7151, page 699, Register's Office for Davidson County, Tennessee: the first being five feet wide for the installation and maintenance of a water line that runs parallel and north of, the south boundary line of the above described property; and the second an easement for ingress and egress being twenty feet wide, over and across the south and east portion of the above described property.

This conveyance is subject to the Metropolitan Nashville and Davidson County and the State of Tennessee building code.

This is improved property known as 5273 Lickton Pike, Goodlettsville, Tennessee 37072.

CERTIFICATE OF AUTHENTICITY

I, Linda R. Koon, 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.

Linda R. Koon

Linda R. Koon

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public in and for the County and State aforesaid, personally appeared, Linda R. Koon, 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 22 day of July, 2015.

SARA WEEDMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT. 11, 2017

Sara Weedman

Notary Public

My Commission Expires: _____