BILL GARRETT, Davidson County
Trans:T20150088011 DEEDQC
Recvd: 10/15/15 14:32 2 pgs
Fees:12.00 Taxes:0.00
20151015-0105025

This Instrument Prepared By and
Retun To:
Tennessee Title Services, LLC
6 Cadillac Drive, Suite 100
Nashville, TN 37212

THIS INSTRUMENT HAS BEEN PREPARED FROM INFORMATION FURNISHED BY THE PARTIES, WITHOUT THE BENEFIT OF A TITLE EXAMINATION OR SEARCH OF COUNTY RECORDS, AND TENNESSEE TITLE SERVICES, LLC IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION OR CONTENT STATED HEREIN.

Executor's Quitclaim Deed

ADDRESS OF NEW OWNER: Michael Dwayne Oliver
1800 Ordway Place
Nashville, TN 37206

SEND TAX BILLS TO: New Owner

MAP/PARCEL NO: 068-00-0-035.00

For good and valuable consideration received, **Michael Dwayne Oliver, Executor of the Estate of Roger Dale Oliver,** by these presents does transfer and convey unto the Grantee, **Michael Dwayne Oliver**, all of the right, title and interest in and to that certain tract or parcel of land in Davidson County, Tennessee, belonging to The Estate of Roger Dale Oliver, described as follows:

LAND in Davidson County, Tennessee, being a tract of land in the 13th Civil District, described according to a survey made by John M. Sullivan, Surveyor, April 18, 1958, as follows:

BEGINNING at a point in the center of Old Hydes Ferry Pike at the northeast corner of the property of Howell G. Phillips; thence along the center of said Pike, North 82 degrees 56 minutes East 100 feet; North 80 degrees 08 minutes East 100 feet; thence leaving said Pike, South 2 degrees 30 minutes West 316.9 feet; thence South 81 degrees 10 minutes West 200 feet to a fence line, being the east line of the Phillips tract; thence along the line of the Phillips tract and along the fence, North 2 degrees 30 minutes East 317.7 feet to the point of beginning.

Being the same property conveyed to Roger Dale Oliver, unmarried, by Warranty Deed from Alice Dorsey, married, dated January 30, 2015, and recorded February 6, 2015, of record in Instrument No. 20150206-0011364, in the Register's Office for Davidson County, Tennessee. The said Roger Dale Oliver having since died, on June 30, 2015. Pursuant to the Last Will and Testament of the said Roger Dale Oliver, Probate No. 15P1171, in the Circuit Court of Davidson County, Tennessee, Probate Division, Michael Dwayne Oliver was named and Executor, and subject property was devised to Michael Dwayne Oliver.

This is improved property known as: 4887 Old Hydes Ferry Pike, Nashville, TN 37218.

Said Property is conveyed subject to any and all restrictions, easements or matters of record including all items set out on any applicable plat of record; any and all applicable governmental and/or zoning regulations; and taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, his heirs and assigns forever. And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that same is unencumbered except as stated above. And the Grantor does further covenant and bind himself as Executor of the Estate of Roger Dale Oliver, his heirs and assigns, to warrant and forever defend the title to said land to the Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

Witness my hand this 8th day of October, 2015.

Michael Oliver, Executor

Michael Dwayne Oliver, Executor

STATE OF TENNESSEE
COUNTY OF Williamson

On this 8th day of October, 2015, before me personally appeared, Michael Dwayne Oliver as Executor of the Estate of Roger Dale Oliver to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the forgoing instrument on behalf of the Estate of Roger Dale Oliver, and acknowledged that he executed the same as his free act and deed and for the purposes described herein.

Witness my hand and official seal, at the office, this 8th day of October, 2015.

CAROL T BAKER STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY

My commission expires: 3/21/17

Notary Public

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $0.00.

CAROL T BAKER STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY

Affiant

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

Notary Public

My Commission Expires:

3/21/17