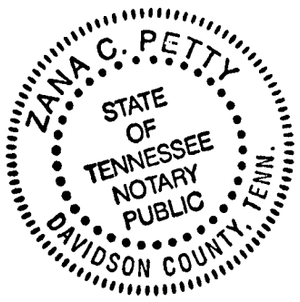
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 161,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th day of December, 2015

Notary Public:

MY COMMISSION EXPIRES: 7.2.18
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Ryne Ladd Klauer	USAA Federal Savings Bank	Parcel ID:
513 Wanda Dr.	10750 McDermott Freeway	09510007600
Nashville, TN 37210	San Antonio, TX 78288	

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Edward N. Davis, Executor of the Estate of Mary Nell Davis, a/k/a Mary Nell Davis and a/k/a Mary Nell Denny Davis

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Ryne Ladd Klauer , unmarried
hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 120, on the Plan of Elm Hill Acres, Section Two, of record in Book 2331, Page 68, Register's Office for Davidson County, Tennessee, and more particularly described as follows:

Said Lot No. 120 fronts 80.0 feet on the easterly side of Wanda Drive and extends back between lines 200.0 feet on the southerly side and 207.7 feet on the northerly side to a dead line in the rear on which it measures 70.0 feet.

Being the same property conveyed to John E. Davis and wife, Mary Nell Davis by deed from Elm Hill Homes, Inc. of record in Book 2542, Page 457, Register's Office for said County, dated June 14, 1956. The said John E. Davis died June 30, 2007, and title vested in Mary Nell Davis as surviving tenant by the entirety. The said Mary Nell Davis died testate on August 7, 2015, and the Will was admitted to Probate as Probate No. 15P-1548, of record in Probate Court of Davidson County, Tennessee. (See Order attached as Exhibit A)
This conveyance is subject to Restrictive Covenants of record in Book 1255, Page 285; Book 2393, Page 277 and Book 2442, Page 464, Register's Office for said County.

This conveyance is made subject to: (1) 2015 taxes, which have been prorated and paid by the Grantors; (2) All matters appearing on the Plan of record in Book 2331, Page 68, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 513 Wanda Dr., Nashville, TN 37210

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.

BILL GARRETT, Davidson County
Trans:T20150104433 DEEDWARR
Recvd: 12/10/15 12:11 4 pgs
Fees:23.00 Taxes:595.70
20151210-0124366

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

The Estate of Mary Nell Davis
By:

Edward N. Davis / Executor
Edward N. Davis, Executor

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 Edward N. Davis, Executor of the Estate of Mary Nells Davis, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 8th day of December, 2015.

My Commission Expires: 7-2-18

Notary Public



Copy

Exhibit "A"

IN THE EIGHTH CIRCUIT COURT FOR DAVIDSON COUNTY, TENNESSEE
(BY INTERCHANGE FROM SEVENTH CIRCUIT)

2015 OCT 30 PM 1:20

RICHARD R. ROOKER, CLERK

D.C.

IN THE MATTER OF:
THE ESTATE OF
MARY D. DAVIS,
Deceased

NO. 15P-1548

EDWARD N. DAVIS,
Petitioner/Executor.

ORDER

This cause came to be heard on the 30th day of October, 2015, before Honorable Kelvin Jones, Judge, upon the Petition For Muniment Of Title To Real Estate And Granting Executor Authority To Sell Real Estate, statement of counsel, and the entire record in this cause, from all of which the Court finds as more specifically set forth below.

IT IS, THEREFORE, ORDERED that muniment of title to the real property located at 2922 Knobdale Road, Nashville, Davidson County, Tennessee, 37214, shall be and is vested equally in Ronald F. Davis, Edward N. Davis, Jeffery E. Davis, and Cary R. Davis, pursuant to the Last Will and Testament of the Decedent.

IT IS FURTHER ORDERED that Edward N. Davis, the named Executor in Decedent's Last Will and Testament, shall be and is vested with full authority to sell the subject real property and distribute the net proceeds derived from said sale, pursuant to the Decedent's Will.

Copy

ENTERED this the 30th day of October, 2015.

KELVIN JONES, JUDGE

APPROVED FOR ENTRY:

DAVID KENNEDY, JR. (#18066)
Attorney For Petitioner
3052 Lebanon Road
Nashville, TN 37214
PH: (615) 883-4998

CERTIFICATE OF SERVICE

I, the undersigned, do hereby certify that a true and exact copy of the foregoing Order has been served upon the sole heir/beneficiary of Decedent's estate as set forth in the Petition, by U.S. Mail, postage prepaid, on this the 29th day of October, 2015.

DAVID KENNEDY, JR.