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

Davidson County DEEDWARR
Recvd: 12/28/15 15:28 5 pgs
Fees:27.00 Taxes:0.00
20151228-0130202

# EXECUTOR'S DEED

| Address New Owners: | Send Tax Bills To: | Map/Parcel Number: |
|---|---|---|
| Richard and Susan Kizer<br>235 Highland Villa Circle<br>Nashville, TN 37211 | Same | 161-14-OB-235.00 |

WHEREAS, Helen M. Kizer (the "Decedent") died on June 4, 2015, and the Decedent's Last Will and Testament, dated November 20, 2008 (the "Will"), was admitted to probate on October 30, 2014, as Docket No. 14P1754 in the Seventh Circuit Court for Davidson County, Tennessee (Probate Division); and

WHEREAS, Richard Harry Kizer is the duly appointed Executor (the "Executor") of the Decedent's Estate (the "Estate") under the Will; and

WHEREAS, pursuant to the terms of Article III of the Decedent's Will, the Decedent's residuary estate was devised to the Helen M. Kizer Revocable Trust Agreement, as amended and restated on November 20, 2008 (the "Trust"); 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 Donald Charles Phelps and Richard Harry Kizer, Co-Trustees, and their successors in trust, of the Decedent's 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 the Trust (the "Beneficiary").

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to the Beneficiary, its 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 they can or should do as Executor, but not further or otherwise.

The legal description is the same as the previous deed of record.

This is improved property located at 235 Highland Villa Circle, Nashville, Tennessee 37211.

The Property is conveyed expressly subject to all limitations, restrictions, and encumbrances as may affect the Property.

Trustee shall have full authority and discretion to convey, improve, lease, encumber, or in any other manner deal with and administer the Property, without the approval of any court, the joinder of any beneficiary, or the disclosure of the identity of any beneficiary of the Trust.

IN WITNESS WHEREOF, the parties hereto have executed this instrument to be effective as of the 17th day of December, 2015.

ESTATE OF HELEN M. KIZER

Richard Harry Kizer, Executor

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, a Notary Public in and for said State and County Richard Harry Kizer, who upon oath acknowledged that he is the Executor of the Estate of Helen M. Kizer, 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 he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal this 17th day of December, 2015

Notary Public

My Commission Expires: 05/08/2018

DHARAM PAL GOYAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-8-2018

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

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

Affiant

Subscribed and sworn to before me this 17th day of December, 2015.

Notary Public

My Commission Expires: 05/08/2018

DHARAM PAL GOYAL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-8-2018

## EXHIBIT A

Land in Davidson County, Tennessee being Unit No. 235 on the Plan of Highland Villa, a Condominium Development, of record in Book 7278, page 312, as amended in Book 7347, page 717, Book 7352, page 630, Book 7467, page 850, Book 7470, page 153, Book 7600, page 361, Book 8173, page 84, Book 8199, page 149, Book 8765, page 610 and in Book 10871, page 232, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Being the same property conveyed to Helen M. Kizer by warranty deed from Anna M. Sparks, by deed of record in Instrument No. 20130702-0068129, Register's Office for Davidson County, Tennessee.

Subject to all matters as shown on Plan of Highland Villa of record in Book 7278, page 312, as amended in Book 7347, page 717, Book 7352, page 630, Book 7467, page 850, Book 7470, page 153, Book 7600, page 361, Book 8173, page 84, Book 8199, page 149, Book 8765, page 610 and in Book 10871, page 232, Register's Office for Davidson County, Tennessee. Master Deed and By-Laws of record in Book 7278, page 312; Amendments to Master Deed of record in Book 7347, page 717, Book 7352, page 630, Book 7467, page 850, Book 7470, page 153, Book 7600, page 361, Book 8173, page 84, Book 8199, page 149, Book 8765, page 610 and in Book 10871, page 232; Amendments to By-Laws of record in Book 8090, page 537, Book 8131, page 95, Book 8658, page 595, Book 9730, page 265, Book 9730, page 268, Book 9730, page 271 and in Instrument No. 20021118-0142476; Charter for Homeowners' Association of record in Book 7278, page 310; Sanitary Sewer and/or Storm Drainage Easement of record in Book 6479, page 186 and in Book 6548, page 101; Water Main and Appurtenances Easement of record in Book 8175, page 774; Right-of-Way Easement for Drainage Facility of record in Book 7913, page 753, all in the Register's Office for Davidson County, Tennessee. Master Deed of record in Book 10871, page 232, Register's Office for Davidson County, Tennessee. By-Laws of record in Instrument No. 20081210-0119221, Register's Office for Davidson County, Tennessee.

## CERTIFICATE OF AUTHENTICITY

I, Carla L. Lovell, 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.

Carla L Lovell

Carla L. Lovell

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Before me, a Notary Public in and for the County and State aforesaid, personally appeared, Carla L. Lovell, 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 28th day of December, 2015.

Mary Louise Stephenson

Notary Public

My Commission Expires: 8-20-19




NOTARY PUBLIC
Mary Louise Stephenson
My Commission Expires
August 20, 2019
STATE OF TENNESSEE