

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $315,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 16TH DAY OF DECEMBER, 2015.

NOTARY PUBLIC

MY COMMISSION EXPIRES January 11, 2017

THIS INSTRUMENT PREPARED BY
Compass Land Title
278 Franklin Road, Suite 190
Brentwood, TN 37027

EXECUTOR DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Darren Stavely and Danielle Rickenbaker	New owner	142-16-0B-011.00-CO
241 Andover Way		
Nashville, TN 37221-3005		

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 ACKNOWLEDGE, I,

PAULETTE COLEMAN, EXECUTRIX OF THE ESTATE OF FRANCES GAMBLE JOHNSON, DECEASED

HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO

DARREN STAVELY AND DANIELLE RICKENBAKER, HUSBAND AND WIFE

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. 11 on the Plan of Arlington Green, Phase I of record in Plat Book 6900, Page 399, as amended in Book 7517, Page 281, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Wallace E. Johnson and wife, Frances L. Johnson by Warranty deed from Ray F. Caldwell and wife, Betty R. Caldwell of record in Instrument No. 20051219-0152061 Register's Office for Davidson County, Tennessee, dated December 16, 2005 and recorded on December 19, 2005. Frances Gamble Johnson having died January 7, 2015, her husband having predeceased her on June 4, 2013.

Grantor executes this Deed pursuant to the authority granted to the Executor to convey real property as contained in the Will of Frances Gamble Johnson, of record in Case No. 15P231, Seventh Circuit Court for Davidson County, Tennessee, Probate Division.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2015 a lien, due and payable, but not delinquent.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is property known as 241 Andover Way, Nashville, TN 37221-3005

BILL GARRETT, Davidson County
Trans:T20160000748 DEEDWARR
Recvd: 01/05/16 11:13 2 pgs
Fees:13.00 Taxes:1165.50
20160105-0000795

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 that GRANTOR, in his capacity as EXECUTOR (and not individually) is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and that GRANTOR, in his capacity as EXECUTOR (and not individually) does further covenant and bind himself 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 December, 2015.

Paulette Coleman

Paulette Coleman, Executrix of the Last Will and Testament of Frances Gamble Johnson

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Paulette Coleman**, Executor of the Estate of Frances Gamble Johnson, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who acknowledged that he executed this instrument for the purposes contained therein, being authorized to do so by the terms of the Last Will of Frances Gamble Johnson.

Witness my hand, at office, this 16th day of December, 2015.

Notary Public

My Commission Expires: 10/2/17

J. Carlton Drumwright
State of Tennessee Notary Public
Williamson County

File #: 15-1585B
RECORD & RETURN TO:
COMPASS LAND TITLE
278 FRANKLIN ROAD, SUITE 190
BRENTWOOD, TN 37027