BILL GARRETT, Davidson County
Trans:T20160010373 DEEDWARR
Recvd: 02/08/16 09:58 6 pgs
Fees:32.00 Taxes:0.00
20160208-0011726

This Instrument Prepared By:
Carey T. Frazier, Attorney
6025 Murray Lane
Brentwood, TN 37027
Tel: 615-373-4817

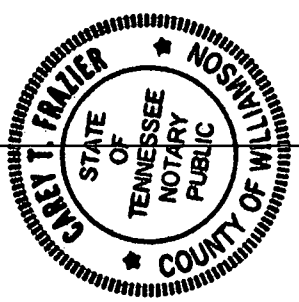
EXECUTOR DEED

Grantors	**Mark Burney and Reginald K. Hunter, Co-Executors of the Estate of Sherry G. Hunter**
Grantee:	**Reginald K. Hunter; Sheila R. Hunter Bullington; Courtney D. Hunter**
County:	**Davidson County, Tennessee**

Name and Address of New Owners: SAME	**Send Tax Bills To:** **Reginald K. Hunter** **2946 Highway 49 West** **Pleasant View, TN 37146**
Reginald K. Hunter	**Map and Parcel No. (s):**
2946 Highway 49 West	**072-10-0 114.00**
Pleasant View, TN 37146 **Sheila R. Hunter Bullington** **1793 West Harpeth Road** **Franklin, TN 37064** **Courtney D. Hunter** **2121 Highway 12 South** **Unit # 93** **Ashland City, TN 37015**	

AFFIDAVIT OF CONSIDERATION

STATE OF TENNESSEE **COUNTY OF WILLIAMSON**	
The actual consideration for this transfer is $ -0- . This is a conveyance of real estate from a Estate of Sherry G. Hunter and exempt from recordation tax under TCA 67-4-409 (3) (D). **Reginald K. Hunter, Co-Executor** **Affiant:**	**Subscribed and sworn to before me,** **This 29th day of January, 2016.** **Notary Public** **My Commission Expires: 4/8/2019**



R E C I T A L S:

WHEREAS, on April 24, 1978, Dempsey D. Hunter acquired a certain parcel of real estate more particularly the "Property: as described in Schedule A attached. The property was titled in the sole name of Dempsey D. Hunter.

WHEREAS, Dempsey D. Hunter died a resident of Ashland City, Cheatham County, Tennessee, on August 20, 1989. The Last Will and Testament of Dempsey Dean Hunter was admitted to probate in Cheatham County as per Will Book 2 at page 400.

WHEREAS, under Paragraph ITEM II, Subparagraph B and under ITEM IV, Subparagraph A of the Last Will and Testament of Dempsey Dean Hunter, said parcel of real estate referred to as the "Property" as described in Schedule A passed to or was inherited by Sherry G. Hunter, his surviving wife, in fee simple absolute.

WHEREAS Sherry G. Hunter died a resident of Ashland City, Cheatham County, Tennessee November 16, 2014. .

WHEREAS, on December 9, 2014, the Last Will and Testament of Sherry G. Hunter was admitted to probate in the Chancery Court of Cheatham County, Tennessee. Mark Burney and Reginald K. Hunter were appointed as Co-Executors of the Estate of Sherry G. Hunter.

WHEREAS, in Paragraph 4.4, Subparagraph (C) of the Last Will and Testament of Sherry G. Hunter, a one/third undivided interest in common in a parcel of real estate was bequeathed and devised to Reginald K. Hunter, Sheila R. Hunter Bullington and Courtney D. Hunter. Said parcel of real estate, "the Property" is more particularly described in Schedule A attached. Sheila R. Hunter and Sheila R. Hunter Bullington are one and the same person.

WHEREAS, it has been determined that Reginald K. Hunter, Sheila R. Hunter Bullington and Courtney D. Hunter shall take the "Property" as part of their distributive share of the estate assets.

WITNESSETH, THAT FOR AND IN CONSIDERATION of ten dollars ($10) cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, Mark Burney and Reginald K. Hunter as Co-Executors of the Estate of Sherry G. Hunter (**"Grantors"**) have bargained and sold, and do hereby transfer and convey a one/third interest in common to Reginald K. Hunter, Sheila R. Hunter Bullington and Courtney D. Hunter (**Grantees**), their successors, heirs and assigns, the real estate described in Exhibit A, attached hereto ("the Property").

TO HAVE AND TO HOLD the "Property" with appurtenances, estate, title and interest thereto belonging to Grantees, Grantee's successors, heirs and assigns forever. Grantors covenant with Grantees that Grantors have not made, done, executed, allowed or suffered any act, instrument or thing whatsoever whereby the "Property," or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever.

Grantors further covenant and binds themselves and their successors to warrant and forever defend the title to the "Property" to Grantees, its successors, heirs and assigns, against the claims of all persons claiming by or through Grantors but not otherwise.

The "Property" is conveyed subject to such limitations, restrictions and encumbrances as may affect the "Property." Grantors transfers and convey to Grantees all of Grantors' right and benefit that they may possess under any and all covenants and warranties as set out in any prior deed conveying the "Property" to Sherry G. Hunter.

IN WITNESS WHEREOF, Grantors have signed this Executor Deed on this 29th day of January, 2016.

Co-Executor

Mark Burney, Co-Executor of the Estate of Sherry G. Hunter

Co-Executor

Reginald K. Hunter, Co-Executor of the Estate of Sherry G. Hunter

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Mark Burney, Co-Executor of the Estate of Sherry G. Hunter, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29th day of January, 2016.

Notary Public
My Commission Expires: 4/8/2019

CAREY T. FRAZIER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

STATE OF TENNESEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Reginald K. Hunter, Co-Executor of the Estate of Sherry G. Hunter, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29th day of January, 2016

Notary Public
My Commission Expires: 4/8/2019

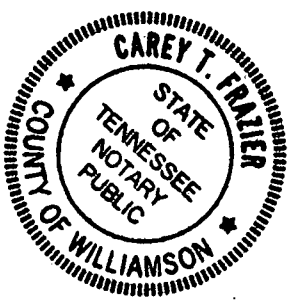


EXHIBIT A

Situated and lying in Nashville, Davidson County, Tennessee, and more particularly described as follows:

Commence at an iron pin in the westerly margin of Gallatin Road at the intersection of the northerly margin of Carolyn Avenue; Thence with the said margin of Gallatin Road N. 21° 56′ 00" E. a distance of 117.00 feet to the point and place of Beginning;

Thence N. 21° 56′ 00" E. a distance of 98.00 feet;
Thence N. 68° 33′ 30" W. a distance of 170.00 feet;
Thence S. 21° 56′ 00" W. a distance of 98.00 feet;
Thence S. 68° 33′ 30" E. a distance of 170.00 feet to the point and place of beginning.

BEING part the same property conveyed to Dempsey Hunter by deed from Church's Fried Chicken, Inc., of record in Deed Book 5295 at page 620, of the Register's Office for Davidson County, Tennessee.

This is improved property located at 2611 Gallatin Pike, Nashville, Tennessee.