BILL GARRETT, Davidson County
Trans:T20160013435 DEEDQC
Recvd: 02/18/16 10:35 2 pgs
Fees:12.00 Taxes:0.00
20160218-0015395

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 17 OF February 2016.

Notary Public

MY COMMISSION EXPIRES: May 18, 2019

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
ROBERT B. YOUNG, ATTORNEY AT LAW, 4800 CHARLOTTE AVE., NASHVILLE, TN 37209

THIS INSTRUMENT WAS PREPARED BASED SOLELY ON INFORMATION FURNISHED BY THE PARTIES. NO INDEPENDENT TITLE EXAM HAS BEEN PERFORMED NOR TITLE OPINION RENDERED.

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
PATRICIA ANN SIMPSON	**SAME**	**091-15-0-116.00**
(NAME) **7380 RIVERFRONT DRIVE**	(NAME)	
(ADDRESS) **NASHVILLE, TN 37221**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

EXECUTOR'S DEED

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **I, PATRICIA ANN SIMPSON, AS EXECUTRIX OF THE ESTATE OF HATTIE MARIE GAMMONS, ALSO KNOWN AS MARIE DALLAS GAMMONS, FOR THE EXPRESS PURPOSE OF CREATING A FEE SIMPLE IN THE GRANTEE,** BY THESE PRESENTS DO REMISE, RELEASE, QUITCLAIM, AND CONVEY ALL OF OUR RIGHT, TITLE, AND INTEREST UNTO, **PATRICIA ANN SIMPSON, A SINGLE PERSON,** HEREINAFTER CALLED THE GRANTEE, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON COUNTY**, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being part of Block No. 7 on the Map of the Realty Savings Bank and Trust Company's Revised Plan of West Extension of Charlotte Park Company's First Addition, as of record in Book 421, page 18, Register's Office for said County, described according to a survey made by Z.J. Wilkinson, Surveyor, January 13, 1955, as follows:

Beginning on the northerly margin of Elkins, formerly Second, Avenue, at an iron pin located 77.5 feet east of the easterly margin of 3rd Avenue, North, formerly 12th Street; thence northwardly and parallel with the easterly margin of 53rd Avenue, North, 160 feet to an iron pin on the southerly margin of an alley; thence with said alley, eastwardly 39 ½ feet to an iron pin; thence southwardly 160 feet to an iron pipe on the northerly margin of Elkins Avenue; thence with said Avenue, westwardly 39 feet to the beginning.

Being the same property conveyed to Verner M. Gammons and wife, Hattie Marie Gammons by warranty deed dated April 12, 1957, from Thomas Lewis, Jr. and wife, Hazel Lewis, of record in Book 2644, page 99, Register's Office for Davidson County, Tennessee, Verner M. Gammons having predeceased his wife on March 25, 2005. The said Hattie Marie Gammons a/k/a Marie Dallas Gammons having since died on or about November 10, 2015. The Last Will and Testament of Hattie Marie Gammons devised said real property to Patricia Ann Simpson -Docket No. 16P-28, Seventh Circuit Court for Davidson County, Tennessee, Probate Division.

This conveyance is subject to any and all other easements, restrictions and conditions which may affect said property of record in the Register's Office for Davidson County, Tennessee.

****THIS IS THE SAME LEGAL DESCRIPTION AS THE PRIOR DEED****

****HATTIE MARIE GAMMONS AND MARIE DALLAS GAMMONS ARE ONE AND THE SAME PERSON****

Unimproved ( )
This is improved(X) property known as **5210 ELKINS AVENUE, NASHVILLE, TN 37209**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Whenever 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 hands this 17 day of February, **2016.**

Patricia A Simpson

PATRICIA ANN SIMPSON, AS EXECUTRIX OF THE ESTATE OF HATTIE MARIE GAMMONS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Patricia Ann Simpson, as Executrix of the Estate of Hattie Marie Gammons**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 17th day of February, **2016.**

My Commission Expires: May 8, 2018

Robert B. Young

Notary Public

ROBERT B. YOUNG
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.