BILL GARRETT, Davidson County
Trans:T20160013746 DEEDWARR
Recvd: 02/19/16 09:36 3 pgs
Fees:17.00 Taxes:0.00
20160219-0015783

SEND TAX BILLS AND
ADDRESS NEW OWNER:

GEORGE RUSSELL GREEN
119 Myatt Drive
Madison TN 37115

This instrument prepared by:
TIMOTHY D. FERGUSON
Attorney at Law
365 West Main Street
Hendersonville, TN 37075

MAP PARCEL NUMBER:
43 - 11 - 153

EXECUTOR'S DEED

I.

Recitals

1.1 JAMES A. GREEN died testate on November 9, 2015, while a resident of Sumner County, Tennessee.

1.2 The undersigned is the Executor under the Last Will and Testament of JAMES A. GREEN admitted to probate on November 24, 2015 and is recorded under Docket No. 2015PR-500, Office of the Probate Court in Chancery for Sumner County, Tennessee, at Gallatin.

1.3 The decedent owned land in Davidson County, Tennessee, more particularly described below and in the Deed recorded in Book 4607, Page 189, Register's Office for Davidson County, Tennessee.

1.4 All debts of decedent have been paid. A Tennessee Inheritance Tax return was filed and no taxes were due.

II.

Conveyance

Pursuant to Item II of the Decedent's Will and as Executor of the Last Will and Testament of JAMES A. GREEN, I, James A. Green, Jr., hereby bargain, transfer and convey to GEORGE RUSSELL GREEN, the property described as follows:

LAND in Davidson County, Tennessee, described as follows:

TRACT 1:
Being part of Lot No. 12 on the Second Revised Plan of Myatt-Eagon Subdivision of Lots 2 and 3 of Anderson Estates, a plan of which is of record in Book 1426, page 150, R. O. D. C., Tennessee. Said part of said lot is more particularly described as follows: Beginning at a point in the easterly margin of Myatt Drive, being the southwest corner of the property conveyed by Leon Gilbert, Jack J. Cohen and wife, Bessie D. Cohen, to Bobby Terry Johnson and wife, Betty Ruth Johnson, thence in a southerly direction along the easterly margin of Myatt Drive 41.4 feet to a point in the easterly margin of Myatt Drive, thence extending back in an easterly direction between parallel lines with the southerly margin of the Johnson property 210 feet, more or less, to a dead line.

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Included in above description but excluded from this conveyance is that part of said lot taken by condemnation by proceedings in Circuit Court Cause No. B3964, Metro Government vs. Leon Gilbert and Jack J. Cohen, for Project No. 68-R-11, Tract No. 35.

Being the same property conveyed to James A. Green and wife, Delores R. Green, from Leon Gilbert, Jack J. Cohen and wife, Bessie D. Cohen, by deed recorded June 5, 1972 in Book 4607, Page 189, Register's Office for Davidson County, Tennessee. Delores R. Green having died on October 25, 2010.

TRACT 2:
Being the northerly fifty feet of Lot No. 12 on the Second Revised Plan of Myatt-Eagon Subdivision of Lots 2 and 3 of Anderson Estates, a plat of which is of record in Book 1424, page 150, R. O. D. C., Tennessee. Said part of said lot fronts 50 feet on the east side of Myatt Drive and runs back between parallel lines 210 feet, more or less, to a dead line.

Included in above description but excluded from this conveyance is that part of said lot taken by condemnation by proceedings in Circuit Court Cause No. B3964, Metro Government vs. Leon Gilbert and Jack J. Cohen, for Project No. 68-R-11, Tract No. 35.

Being the same property conveyed to James A. Green and wife, Delores R. Green, from Leon Gilbert, Jack J. Cohen and wife, Bessie D. Cohen, by deed recorded February 7, 1972 in Book No. 4574, Page 685, Register's Office for Davidson County, Tennessee. Delores R. Green having died on October 25, 2010.

This is improved property known as 119 and 121 Myatt Drive, Madison, TN 37115.

TO HAVE AND TO HOLD the above described property unto GEORGE RUSSELL GREEN, forever in fee simple.

Executed this the 2 day of December, 2015.

James A. Green Jr. Executor

JAMES A. GREEN, JR., Executor of the
Estate of JAMES A. GREEN, Deceased

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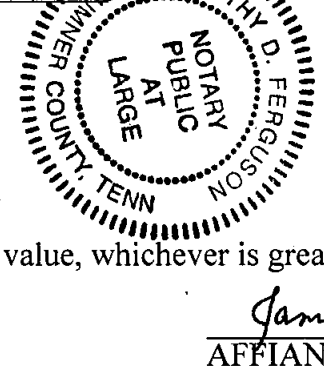
STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned Notary Public of said county, JAMES A. GREEN, JR., Executor, the within named bargainor with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand at office on this 7 day of December, 2015..

NOTARY PUBLIC

My Commission Expires: 6/16/17



STATE OF TENNESSEE
COUNTY OF SUMNER

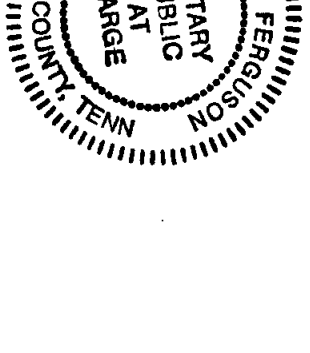
The actual consideration or value, whichever is greater for this transfer is $ None.

James A. Green Jr.
AFFIANT

Subscribed and sworn to before me, this the 7 day of December, 2015.

NOTARY PUBLIC

My Commission Expires: 6/16/17



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