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

BILL GARRETT, Davidson County
Trans:T20160018036 DEEDWARR
Recvd: 03/04/16 12:59 4 pgs
Fees:22.00 Taxes:0.00
20160304-0020980

EXECUTOR DEED

Grantors	**Shirley M. Adair, Executor of the Estate of Linda L. Maxey**
Grantee:	**Shirley M. Adair**
County:	**Davidson, Tennessee**

Name and Address of New Owner: **Shirley M. Adair** **5630 Hargrove Road** **Franklin, TN 37064**	**Send Tax Bills To:** **Shirley M. Adair** **5630 Hargrove Road** **Franklin, TN 37064**
	Map and Parcel No. (s):
	171 15

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 the Estate of Linda L. Maxey and exempt from recordation tax under TCA 67-4-409 (3) (D). **Shirley M. Adair, ~~Co~~-Executor** **Affiant**	**Subscribed and sworn to before me, This 4th day of March, 2016.** **Notary Public** **My Commission Expires: 4/8/2019**

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

RECITALS:

WHEREAS, on December 10, 1976, B. F. Maxey, Jr., and wife Linda L. Maxey, acquired a certain parcel of real estate described more particularly the "Property; as per Schedule A attached. The property was titled in the joint names of B. F. Maxey, Jr., and Linda L. Maxey as husband and wife or as tenants by the entireties.

WHEREAS, Buren F. Maxey, died a resident of Brentwood, Williamson County, Tennessee, on September 22, 1999. The Last Will and Testament of Buren F. Maxey was admitted to probate in Williamson County, Tennessee, as per Docket Number I-P-99-2505. Buren F. Maxey, B.F. Maxey, Jr. and B.F. Maxey are one and the same person.

WHEREAS, upon the death of Buren F. Maxey, title to said property passed by right of survivorship to his wife, Linda L. Maxey, in fee simple absolute.

WHEREAS, Linda L. Maxey, died a resident of Brentwood, Williamson County, Tennessee, on September 5, 2015.

WHEREAS, on October 20, 2015, the Last Will and Testament of Linda L. Maxey was admitted to probate in the Chancery Court of Williamson County, Tennessee. Shirley M. Adair was appointed as Executor of the Estate of Linda L. Maxey. Shirley M. Adair is the only child and sole heir of the Estate of Linda L. Maxey. See Affidavit in Probate File, Docket Number P8222.

WHEREAS, it has been determined that Shirley M. Adair shall take the "Property" as part of her 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, Shirley M. Adair, as Executor of the Estate of Linda L. Maxey, (**"Grantor"**) has bargained and sold, and does hereby transfer and convey a one hundred percent fee simple interest to Shirley M. Adair, individually, **(Grantee)** her 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 Grantee, Grantee's successors, heirs and assigns forever. Grantor covenant with Grantee that Grantor has 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.

Grantor further covenant and binds herself and her successors to warrant and forever defend the title to the "Property" to Grantee, its successors, heirs and

assigns, against the claims of all persons claiming by or through Grantor but not otherwise.

The "Property" is conveyed subject to such limitations, restrictions and encumbrances as may affect the "Property." Grantor transfers and conveys to Grantee all of Grantor' right and benefit that she may possess under any and all covenants and warranties as set out in any prior deed conveying the "Property" to Buren F. Maxey and wife, Linda L. Maxey.

IN WITNESS WHEREOF, Grantor has signed this Executor Deed on this 4th day of March, 2016.

Shirley M. Adair, Executor of the Estate of Linda L. Maxey

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Shirley M. Adair, Executor of the Estate of Linda L. Maxey, the within named 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, at office, this 4th day of March, 2016.

Notary Public
My Commission Expires: 4/8/2019



EXHIBIT A

Land in the Sixth Civil District of Davidson County, Tennessee, described as follows:

Beginning at a point in the easterly margin of Frierson Street, said point being located approximately 200 feet southwardly from the southeast corner of the intersection of Brooks Chapel Road and Frierson Street, said point being also the southwest corner of the property conveyed to Mary L. Frierson et al, by deed of record in Book 3186, page 501, Register's Office for said County; thence continuing southwardly with said margin of Frierson Street 130 feet, more or less, to a point in said margin of said Frierson Street, said point being the northeast corner of the property conveyed to B. F. Maxey by deed of record in Book 4398, page 406, Register's Office for said County; thence eastwardly with Maxeys northerly line 175 feet, more or less, to a point in the westerly margin of U.S. Interstate I-65, right of way line; thence northwardly with said right-of-way line 130 feet, more or less, to a point which is the southeasterly corner of the said Mary L. Frierson Street; thence westwardly with the southerly margin of the said Frierson Tract, a distance of 200 feet, more or less, to the point of beginning.

Included in said legal description but excluded from this conveyance are tracts conveyed to the state of Tennessee in Deed Book 7523, Page 905 of the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to B. F. Maxey, Jr., and wife, Linda L. Maxey, from Gail P. Pigg, Trustee, as found in Deed Book 5096, at page 694, of the Office of Register's Deed of Davidson County, Tennessee.

The legal description above was taken from the Deed by which the Property was conveyed to B. F. Maxey, Jr., and Linda L. Maxey as per Deed Book 5096, at page 695 of the Office of the Register's Deed of Davidson County, Tennessee. The Property was not surveyed at the time of this conveyance nor was a title search performed. The draftsman assumes no liability for the accuracy thereof.