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 13:00 4 pgs
Fees:22.00 Taxes:0.00
20160304-0020981

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):
	171 111

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**

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

RECITALS:

WHEREAS, on January 24, 1970, B. F. Maxey acquired a certain parcel of real estate more particularly the "Property; as described in Schedule A attached. The property was titled in the individual name of B.F. Maxey.

WHEREAS, on November 29, 1995, B. F. Maxey, by QUITCLAIM DEED, conveyed said "Property" from B. F. Maxey to B.F. Maxey and wife, Linda L. Maxey. The purpose of said Quitclaim Deed was to create an estate in the entireties pursuant to Tennessee Code Annotated 66-1-109.

WHEREAS, Buren F. Maxey, died a resident of Brentwood, Williamson County, Tennessee, on September 22, 1999. Upon the death of Buren F. Maxey, Linda L. Maxey became the absolute owner of said "property" by right of survivorship. Buren F. Maxey and B.F. Maxey are one and the same person.

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 sole 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 the 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

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

EXHIBIT A

Land in the Sixth Civil District of Davidson County, Tennessee, described according to a survey made by Hickerson and Cummings, Engineers, dated September 5, 1968, as follows:

Beginning at an iron pin on the easterly margin of Frierson Street, said point being the northwest corner of the property conveyed to Eva May Billes, as of record in Book 3615, page 547, Register's Office for said County; thence with said Billes' northern boundary line, north 81° 30' East 170 feet to the westerly right-of-way- of I-65; thence with said right-of-way north 1° 25' west 35 feet and north 3° 25' west 105.4 feet; thence south 76° 45' west 194 feet to the easterly margin of Frierson Street; thence with the same south 13° 00' east 125.5 feet to the beginning.

Included in said legal description but excluded from this conveyance is a tract conveyed to the State of Tennessee in Deed Book 7527, at Page 344, of the of the Register's Office of Davidson County, Tennessee.

This is improved property known as 130 Frierson Street, Brentwood, TN 37027

Being the same property conveyed by Quitclaimed Deed from B. F. Maxey to B. F. Maxey and wife, Linda L. Maxey, as per Deed Book 9874, at page 613, of the Office of the 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 and wife Linda L. Maxey per Deed Book 9874, at page 613, 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.