BILL GARRETT, Davidson County
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Fees:17.00 Taxes:0.00
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FROM: BURT FOWLER TAYLOR, EXECUTOR OF THE ESTATE OF LUCY JANE TAYLOR

TO: BURT FOWLER TAYLOR, Individually

EXECUTOR'S QUITCLAIM DEED

ADDRESS NEW OWNER AS FOLLOWS: **SEND TAX BILLS TO:** **MAP-PARCEL NUMBERS**

Burt Fowler Taylor
6013 Sussex Drive
Mobile, AL 36608

Same

Map 103-015-0B
Parcel 084.00

This instrument prepared by:

Larry D. Craig
Attorney at Law
P. O. Box774
Kingston Springs, Tennessee 37082

Upon information furnished by the parties and without benefit of title examination or title insurance and no closing thereupon.

STATE OF ALABAMA
COUNTY OF MOBILE

The actual consideration or value, whichever is greater, for this transfer is $0.00, in satisfaction of terms of last will.

Burt Fowler Taylor, Affiant

Sworn to and subscribed before me this 14 day of March, 2016.

NOTARY PUBLIC

My Commission Expires: JENNIFER B. LOTT Notary Public - State of Alabama My Commission Expires May 13, 2017

I, Burt Fowler Taylor, in my capacity as Executor of the Estate of Lucy Jane Taylor, Deceased, do hereby quitclaim to Burt Fowler Taylor, individually, under the terms of the Last Will and Testament of Lucy Jane Taylor, all of the fiduciary interest in the following land:

See Exhibit "A" Attached Hereto and Incorporated by Reference Herein.

Being the same property conveyed to Lucy Jane Taylor by deed from Prudence K. Sternheim, unmarried, of record in Book 8808, Page 397, Register's Office for Davidson County, Tennessee.

Lucy Jane Taylor, an unmarried person, died on February 25, 2015. The decedent left a last will and testament dated 3-14-08. Said last will of Lucy Jane Taylor was admitted to probate in Seventh Circuit Court for Davidson County, Tennessee, No.15P444 and letters testamentary were issued unto Burt Fowler Taylor for administration of the testate solvent estate. Said estate administered was not subject to Tennessee Inheritance Tax and was not subject to U.S. Estate taxes. A release from the Bureau of TennCare has been duly filed with the Probate Clerk's Office. The Grantee herein was the residuary beneficiary under the terms of the aforestated Last Will as to the aforedescribed property.

This is the same legal description set forth on the previous deed of record. This conveyance is subject to any and all restrictions and easements of record.

Execution of this instrument shall allow all future Metropolitan Government tax assessments and future Metropolitan Trustee tax bills to reflect ownership into the Grantee by virtue of the administered testate probate estate of the decedent.

This is improved property known as 4487 Post Place, Unit #84, Nashville, Tennessee 37205.

Witness the hand of Burt Fowler Taylor, in his capacity as Executor of the Estate of Lucy Jane Taylor on this the 14 day of March, 2016.

ESTATE OF LUCY JANE TAYLOR

BY: BURT FOWLER TAYLOR, EXECUTOR

STATE OF ALABAMA
COUNTY OF MOBILE

On this 14 day of March, 2016, before me, personally appeared Burt Fowler Taylor, as the Executor of the Estate of Lucy Jane Taylor, Deceased, to me known to be the person described in and who executed the foregoing instrument,(or proved to me on the basis of satisfactory evidence) and who acknowledged the execution of same to be his free act and deed in his capacity as the Executor of the Estate of Lucy Jane Taylor, deceased.

Witness my hand and official seal at Mobile, Alabama on this 14 day of March, 2016.

NOTARY PUBLIC

JENNIFER B. LOTT
Notary Public - State of Alabama
My Commission Expires
May 13, 2017

My commission expires:

NOTARY PUBLIC ALABAMA STATE AT LARGE JENNIFER B. LOTT

EXHIBIT "A" LEGAL DESCRIPTION

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 84 on the Plan of Lions Head Condominium Apartments, as of record in Book 5200, Page 82, Register's Office for said County, to which plan reference is hereby made for a more complete description.

This conveyance is made subject to:

1. Master Deed establishing a Horizontal Property Regime of record in Book 5340, Page 70, Register's Office for said County, and Deed of Correction of record in Book 5342, Page 683, Register's Office for said County.

2. Matters shown on the plan of record in Book 5200, Page 82, Register's Office for said County.

3. Easement for sanitary sewer and/or storm drainage of record in Book 6909, Page 212, Register's Office for said County, and of record in Book 7196, Page 827, Register's Office for said County.

4. Easement for sewer line purposes granted to K.C. Club, Inc. of Nashville, Tennessee, of record in Book 3224, Page 527, and in Book 3376, Page 102, Register's Office for said County.

5. Easement to construct and maintain a pipeline for natural gas to Nashville Gas Company, of record in Book 3969, Page 788 and Book 3376, Page 102, Register's Office for said County.

6. Overhead Line Easement granted to Metropolitan Government of Nashville and Davidson County, acting by and through the Electric Power Board, of record in Book 4495, Page 32, Register's Office for said County.

7. Easement granted to Metropolitan Government of Nashville and Davidson County, acting by and through the Electric Power Board of record in Book 4889, Page 140, Register's Office for said County.

8. A 20 foot sewer easement across the southeasterly portion of the premises and across the northeasterly portion of premises, a 20 foot gas line easement (said easement extends across the center portion of the subject property and has a varied width at its northeasterly extremity), Richland Creek (the rights of upper and lower riparian owners to the free and unobstructed flow of water of Richland Creek extending through the subject property, without diminution or pollution), a Nashville Electric service easement along the northeasterly line of premises and an owner's certificate, as shown on survey made by James L. Murphy, Jr., and Co., dated June 5, 1974, and as shown on survey made by E. Ralph Roberson, Jr., May 5, 1976, and as appears on the Plan of David M. Carney Development, of record in Book 4675, Page 134, Register's Office for said County.