BILL GARRETT, Davidson County
Trans:T20160029552 DEEDWARRSP
Recvd: 04/12/16 09:52 3 pgs
Fees:17.00 Taxes:0.00
20160412-0034867

This Instrument Prepared By:

John M. McDonald
Evans, Jones & Reynolds, P.C.
SunTrust Plaza, Suite 710
401 Commerce Street
Nashville, TN 37219

PERSONAL REPRESENTATIVE'S SPECIAL WARRANTY DEED

Address of New Owner:	Send Tax Bill To:	Map-Parcel Number:
Mary Shannon Lance 14719 First Avenue East Bradenton, FL 34212	Mary Shannon Lance 14719 First Avenue East Bradenton, FL 34212	51-4-35

This instrument prepared from information supplied by the parties, for which preparer assumes no responsibility. Preparer of this instrument makes no representations as to the title of the property described herein.

FOR AND IN CONSIDERATION of One and No/100 Dollar ($1.00), cash in hand paid, and other good and value consideration, the receipt and sufficiency of which is hereby acknowledged, **Mary Shannon Lance**, in her capacity as Personal Representative of the Estate of Robert F. O'Donnell, as Grantor, by these presents does hereby grant, bargain, sell and convey unto **Mary Shannon Lance**, as Grantee, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to- wit:

Land in Davidson County, Tennessee, being Lot No. 48 on the plan of STRATTON HEIGHTS, as shown by plat of record in Plat Book 1835, Page 13, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Robert F. O'Donnell, unmarried, by Warranty Deed dated the 26th day of March, 2010, from Jayme C. Locke, an unmarried person, and Jayme Carolyn Locke, Administrator for the Estate of Nancy S. Locke, recorded in Instrument 20100407-0026050, Register's Office for Davidson County, Tennessee. Robert F. O'Donnell having died on the 17th day of September, 2014, a resident of Charleston County, South Carolina, leaving a daughter, Mary Shannon Lance, who is sole residuary legatee and devisee under Robert F. O'Donnell's Last Will and Testament which was duly

admitted to probate in Davidson County, Tennessee, Docket No. 15P-1624, in the Probate Court for said County.

TO HAVE AND TO HOLD and Grantor does covenant with Grantee that Grantor is well seized of the property, that Grantor has good right and title to convey the property. Grantor covenants that Grantor will forever warrant and defend the title against the lawful claims of all persons claiming, through or under Grantor but not further or otherwise.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises which may be of record or otherwise.

This is improved property known as 405 Chadwell Drive, Madison, Tennessee 37115.

WITNESS my hand this 28th day of March, 2016.

Mary Shannon Lance,
Personal Representative of the Estate of
Robert F. O'Donnell

STATE OF FLORIDA)
COUNTY OF Manatee)

Personally appeared before me, Mary Shannon Lance, a Notary Public in and for said State and County, **Mary Shannon Lance**, Personal Representative of the Estate of Robert F. O'Donnell, with whom I am personally acquainted (or proved to me on satisfactory basis) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28th day of March, 2016.

Patricia L. Campbell
Notary Public

My Commission Expires: 9/10/2017

PATRICIA L. CAMPBELL
MY COMMISSION #FF052932
EXPIRES September 10, 2017
(407) 398-0153 FloridaNotaryService.com

STATE OF FLORIDA)
)
COUNTY OF Manatee)

This conveyance is exempt from the payment of the privilege tax pursuant to Section 67-4-409(a)(3)(D), Tennessee Code Annotated.

Mary Shannon Lance

Subscribed and sworn to before me, this 28th day of March, 2016.

Patricia L. Campbell
Notary Public

My Commission Expires: 9/10/2017

PATRICIA L. CAMPBELL
MY COMMISSION #FF052932
EXPIRES September 10, 2017
FloridaNotaryService.com

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