Davidson County DEEDQC
Recvd: 05/04/16 15:49 5 pgs
Fees:27.00 Taxes:0.00
20160504-0044230

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC (JCG)
150 Third Avenue South, Suite 2800
Nashville, Tennessee 37201

Address New Owner(s)	Send Tax Bills To:	Parcel ID
Edith Shipley Moore 1155 Sewanee Road Nashville, TN 37220	Same	13115004000

EXECUTOR'S QUITCLAIM DEED

Recitals

James Rutland Moore died testate on March 21, 2014, leaving a Last Will and Testament dated February 20, 1995 (the "Will"), which has been probated and properly recorded under Docket No. 14P-701 in the Seventh Circuit for Davidson County, Tennessee (Probate Division). Edith Shipley Moore is the duly qualified and acting Executor of the estate of James Rutland Moore, who owned the real property described below (the "Property"). Pursuant to the Will, the Property is to be distributed to certain trusts created under the Will. All of the beneficiaries of the trusts and the estate, other than Edith Shipley Moore, have disclaimed their right to the Property, however, and such disclaimers are of record at Instrument Numbers 33723-33735, Record Book 125, Pages 644-669, Register's Office for Haywood County, Tennessee and in Clerk's office for the Seventh Circuit for Davidson County, Tennessee (Probate Division). As a result of these disclaimers, the Property passed to Edith Shipley Moore via intestacy.

Now, therefore, for and in consideration of One Dollar ($1.00) cash in hand paid, the receipt of which is hereby acknowledged, EDITH SHIPLEY MOORE, EXECUTOR OF THE ESTATE OF JAMES RUTLAND MOORE, and not further or otherwise, hereby quitclaims and conveys to EDITH SHIPLEY MOORE, individually, her heirs, successors and assigns, all of her right, title and interest as Executor of the estate of James Rutland Moore in and to the real property located in Davidson County, Tennessee more particularly described on Exhibit A attached hereto.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

This is improved property known as 1155 Sewanee Road, Nashville, Tennessee.

IN WITNESS WHEREOF, the undersigned have executed this instrument on this 19th day of April, 2016.

Edith Shipley Moore
Edith Shipley Moore, Executor of the estate of James Rutland Moore

STATE OF TENNESSEE)
COUNTY OF Williamson)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, Edith Shipley Moore, 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 as Executor of the estate of James Rutland Moore for the purposes therein contained.

WITNESS my hand, at office, this 19th day of April, 2016.

Notary Public

My Commission Expires:

4.9.2018

TYLER COLE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE)
COUNTY OF Williamson)

The actual consideration for this transfer is $-0-.

Affiant

Subscribed and sworn to before me this 29 day of April, 2016.

Notary Public

My Commission Expires:

4·9·2018

TYLER COLE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Exhibit A

Property Description

Land in Davidson County, Tennessee, bring Lot No. 17 of Block "A" on the Map of Gateway Acres, as of record in Book 974, page 73, Register's Office for said County.

Said Lot 17 fronts 250 feet on the southerly side of Sewanee Road and runs back between lines, 236.2 feet on the easterly line and 237.3 feet on the westerly line to a dead line, measuring 236.7 fee thereon.

Being the same property conveyed to James Rutland Moore, by deed of record at Instrument No. 9599-0000919, Register's Office for Davidson County, Tennessee; James Rutland Moore having since died as described above.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

13257818.1

True Copy Certification

I, _Lucretia Albert_, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Lucretia Albert
Signature

State of Tennessee

County of Davidson

Personally appeared before me, _Heather C. Dye_, a notary public for this county and state, _Lucretia Albert_ who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Heather C. Dye
Notary's Signature

My Commission expires: 8/20/2019

Notary's Seal (if on paper)

