This instrument prepared by:
Brian Lavoy Payne, Attorney at Law, PLLC
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BILL GARRETT, Davidson County
Trans:T20160042723 DEEDWARR
Recvd: 05/20/16 15:41 3 pgs
Fees:18.00 Taxes:455.47
20160520-0050945

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $123,100.00.

DONNA G. THIENEL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Affiant

Subscribed and sworn to before me, this 20th DAY OF MAY, 2016.

Donna G. Thienel

Notary Public
My commission expires: July 8, 2019

Address of New Owner:	Send Tax Bills to:	Tax Information
MARATHON PROPERTIES, GP 2974 POLO CLUB ROAD NASHVILLE, TN 37221	NEW OWNER	096-10-0-047.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **MICHAEL KIRTLEY, SOLE HEIR AT LAW AND ADMINISTRATOR OF THE ESTATE OF TERRI LYNN BRYAN, DECEASED,** hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to, **MARATHON PROPERTIES, GP, A TENNESSEE GENERAL PARTNERSHIP,** hereinafter called the Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 99 ON THE PLAN OF CLOVER HILL, SECTION II, OF RECORD IN BOOK 2133, PAGE 46, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR AMORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO TERRI L. BRYAN, BY WARRANTY DEED DATED NOVEMBER 30, 2004, FROM BENJAMIN R. EBERLE, UNMARRIED, OF RECORD IN INSTRUMENT NO. 20041209-0146784, DAVIDSON COUNTY REGISTER OF DEEDS. THE SAID TERRI L. BRYAN HAVING DIED ON SEPTEMBER 16, 2015, LEAVING MICHAEL KIRTLEY AS HER SOLE HEIR AT LAW WITH LETTERS OF ADMINISTRATION BEING ISSUED ON JANUARY 21, 2016, ATTACHED HERETO AS EXHIBIT "A".

TERRI L. BRYAN AND TERRI LYNN BRYAN ARE ONE AND THE SAME PERSON.

This property is improved property known as 627 COTTONWOOD DRIVE, NASHVILLE, TN 37214.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its heirs, successors and assigns, forever. Grantor covenants with Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor does further covenant and bind himself, his heirs,

successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantee, its heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand this 18th day of May, 2016.

MICHAEL KIRTLEY
INDIVIDUALLY AND AS ADMINISTRATOR OF THE ESTATE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, MICHAEL KIRTLEY, individually and as administrator of the estate of William Ashford Harrelson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged she is the administrator of the estate of Terri Lynn Bryan, deceased, and as the administrator of the estate executed the within instrument for the purposes therein contained, and had authority to so act, also executing in her individual capacity as an heir of the estate.

Witness my hand in Nashville, Tennessee, this 18th DAY OF MAY, 2016.

Notary Public

My Commission expires: 11/04/18 (seal)

BRIAN PAYNE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Exhibit "A"

IN THE CIRCUIT COURT OF DAVIDSON COUNTY, TENNESSEE

(PROBATE DIVISION)

LETTERS OF ADMINISTRATION

TO: **MICHAEL KIRTLEY** DOCKET NO: **16P57**

*It appearing to the Court that **TERRI LYNN BRYAN** has died leaving no Will, and the Court being satisfied as to your claim to said Administration, you have given Bond pursuant to Order, if required, qualified as directed by law, and the Court having ordered that Letters of Administration be issued to you;*

*THESE ARE, THEREFORE, to authorize and empower you, the said **MICHAEL KIRTLEY,** to take into your possession and control all the goods, chattels, claims, and papers of the said estate, and to return a true and perfect inventory thereof to this Court; to collect and pay all debts, and to do and transact all the duties in relation to said estate, and to deliver the residue thereof to those who are by law entitled.*

*WITNESS, Richard R. Rooker, Clerk of the Probate Court, at office, this **January 21st, 2016** .*

RICHARD R. ROOKER, Clerk

_____ D.C.

STATE OF TENNESSEE)

DAVIDSON COUNTY)

I, RICHARD R. ROOKER, Clerk of the Probate Court, do hereby certify that the foregoing is a full, true and perfect copy of the Letters of Administration issued to **MICHAEL KIRTLEY** as **Administrator** of the estate of **TERRI LYNN BRYAN**, deceased, and I do further certify that **MICHAEL KIRTLEY** is still acting as Administrator of the estate, and all acts as such are entitled to full faith and credit, as it appears from the official record in my office in Nashville, Tennessee, this the 21st day of January, 2016.

RICHARD R. ROOKER, Clerk

_____ D.C.