Davidson County DEEDWARR
Recvd: 05/24/16 08:31 3 pgs
Fees:18.00 Taxes:523.55
20160524-0051739

SUSAN M. ROTELLA Notary Public State of Nevada No. 04-87650-1 My Appt. Exp. March 12, 2020 (Notary Stamp)	STATE OF ~~TENNESSEE~~ NEVADA COUNTY OF CLARK The actual consideration or value, whichever is greater, for this transfer is $141,500.00. Trevonda Smith, Executrix Affiant Subscribed and sworn to before me, this 20th day of May, 2016. Susan M Rotella Notary Public My commission expires: 3/12/20

THIS INSTRUMENT PREPARED BY
Compass Land Title
278 Franklin Road, Suite 190
Brentwood, TN 37027

EXECUTOR DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Glen Eugene Tracy	**CALIBER HOME LOANS, INC.**	059-05-0-105-00
4842 Trumpet Circle	**3701 REGENT BLVD., SUITE 180**	
Nashville, TN 37218-1626	**IRVING, TX 75063**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, I,

TREVONDA SMITH, AS EXECUTRIX OF THE ESTATE OF DELORES JEAN DUNCAN

HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO

GLEN EUGENE TRACY, A SINGLE MAN

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS 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. 19 on the Plan of Buena Vista Estates Section 2, of record in Plat Book 3842, Page 257, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Delores Jean Duncan by Warranty deed from H. Lynn Greer, Jr., Trustee, with full power to sell, mortgage, transfer, encumber, or otherwise convey without the joinder of any beneficiary of record in Book 4351, page 447, Register's Office for Davidson County, Tennessee, dated July 14, 1969 and recorded on July 18, 1969.

Grantor executes this Deed pursuant to the authority granted to the Executor to convey real property as contained in the Will of Delores Jean Duncan and pursuant to that Order to Allow Sale of Real Property, of record in Case No. 16-P-626, Seventh Circuit Court, Probate Division for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2016 a lien, not yet due and payable.

Restrictions of record in Book 4322, Page 216, and in Book 4435, Page 90., in the Register's Office for Davidson County, Tennessee.

This is property known as 4842 Trumpet Circle, Nashville, TN 37218-1626

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES that GRANTOR, in his capacity as EXECUTOR (and not individually) is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and that GRANTOR, in his capacity as EXECUTOR (and not individually) does further covenant and bind himself to warrant and forever defend the title to the said land to the said GRANTEES, their 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/our hand(s) this 20th day of May, 2016.

Trevonda Smith, Executrix

Trevonda Smith, Executrix of the Last Will and Testament of Delores Jean Duncan

STATE OF NEVADA

COUNTY OF CLARK

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Trevonda Smith**, Executrix of the Estate of Delores Jean Duncan, with whom I am personally acquainted (or who proved to me her identity on the basis of satisfactory evidence), and who acknowledged that she executed this instrument for the purposes contained therein, being authorized to do so by the terms of the Last Will of Delores Jean Duncan.

Witness my hand, at office, this 20th day of May, 2016.

Susan M Rotella
Notary Public

My Commission Expires: 3/12/20

SUSAN M. ROTELLA
Notary Public State of Nevada
No. 04-87650-1
My Appt. Exp. March 12, 2020

File #: 16-1918B

RECORD & RETURN TO:

COMPASS LAND TITLE, LLC

278 Franklin Road, Ste. 190

Brentwood, TN 37027

True Copy Certification

I, KRISTEN TRAINI, 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.

Signature

State of TENNESSEE

County of SUMNER

Personally appeared before me, DARLENE K SUHRBIER, a notary public for this county and state, KRISTEN TRAINI who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5-27-19

Notary' Seal (if on paper)

