| Davidson County | DEEDWARR |
|---|---|
| Recvd: 06/21/16 10:44 | 3 pgs |
| Fees:18.00 Taxes:1110.00 | |
| **20160621-0062943** | |

| | |
|---|---|
| <br>(Notary Stamp) | **STATE OF TENNESSEE**<br>**COUNTY OF WILLIAMSON**<br><br>THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $300,000.00<br><br>AFFIANT<br><br>SUBSCRIBED AND SWORN TO ME ON THE 17TH DAY OF JUNE, 2016.<br><br>NOTARY PUBLIC<br><br>MY COMMISSION EXPIRES 12/29/19 |

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

## EXECUTOR DEED

| | | |
|---|---|---|
| Harold G Speer, Jr and Grace E Speer | Send Tax Bills To:<br><br>**New Owner** | Map-Parcel Numbers:<br>083-06-0-071.00 |
| 829 Setliff Place | | |
| Nashville, TN 37206-2545 | | |

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,

**MISTY CARRICK, EXECUTOR OF THE ESTATE OF MATTHEW EUGENE SONDAY**

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

**HAROLD G. SPEER, JR. AND GRACE E. SPEER, HUSBAND AND WIFE**

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. 32 on the Plan of Roy F. Williams' Subdivision of the Hunter Tract of record in Plat Book 547, Page 13, 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 Matthew Sonday, a single person by Warranty deed from Larry C. Spencer, a single person of record in Instrument No. 20070912-0109590, corrected by Scrivener's Affidavit of record in Instrument No. 20071001-0116681, Register's Office for Davidson County, Tennessee, dated September 11,2007 and recorded on September 12, 2007. The said Matthew Sonday having since died on December 23, 2015, Grantor executes this Deed pursuant to the authority granted to the Executor to convey real property as contained in the Will of Matthew Eugene Sonday, of record in Case No. 16P53, Circuit Court for Davidson County, Tennessee, Probate Division.

This is improved property known as 829 Setliff Place, Nashville, TN 37206.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

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

Subject to all matters shown on the Plan of record in Plat Book 547, Page 13, Register's Office for Davidson County, Tennessee.

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 17th day of June, 2016.

Ex.

**Misty Carrick, Executrix of the Last Will and Testament of Matthew Eugene Sonday.**

**STATE OF TENNESSEE**
**COUNTY OF WILLIAMSON**

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Misty Carrick**, Executor of the Estate of Matthew Eugene Sonday, 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 Matthew Eugene Sonday.

Witness my hand, at office, this 17th day of June, 2016.

Notary Public

My Commission Expires: 10/2/17

J. Carlton Drumwright
State of Tennessee
Notary Public
Williamson County

**File #: 16-2083B**
**RECORD & RETURN TO:**
**COMPASS LAND TITLE**
**278 FRANKLIN ROAD, SUITE 190**
**BRENTWOOD, TN 37027**

COMPASS
– LAND TITLE –

# TRUE COPY CERTIFICATION

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and 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.

J. Carlton Drumwright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Elizabeth Barnes, a notary public for this county and state, **J. Carlton Drumwright**, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 1/26/19

