BILL GARRETT, Davidson County
Trans:T20160053054 DEEDQC
Recvd: 06/22/16 10:53 4 pgs
Fees:22.00 Taxes:0.00
20160622-0063511

This instrument prepared by:
Lesa H. Skoney (based upon
information furnished by the parties)
Tune, Entrekin & White, P.C.
315 Deaderick, Suite 1700
Nashville, TN 37238
(No title search was performed)

NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL
James David Newman 2154 East Hill Drive Madison, TN 37115	James David Newman 2154 East Hill Drive Madison, TN 37115	034-030-127.00

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration, or value, whichever is greater for this transfer is zero (0)

X Doyle Tidwell
AFFIANT

Subscribed and sworn to before me this 17th day of June 2016.

Lesa H. Skoney
NOTARY PUBLIC

LESA H. SKONEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires March 6, 2018

My commission expires: 3-6-18

EXECUTOR QUITCLAIM DEED

FOR AND IN CONSIDERATION OF TEN DOLLARS ($10.00) and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, and for the purpose of establishing record title in the beneficiaries under the Last Will and Testament of **WILDA T. NEWMAN**, deceased, I, **DOYLE TIDWELL**, as Executor of the Estate of Wilda T. Newman, Grantor, do hereby transfer and convey unto **JAMES DAVID NEWMAN**, Grantee, all of the right, title and interest of Wilda T. Newman, deceased, in and to certain property in Davidson County, Tennessee, described as follows:

A tract of land in the tenth Councilmanic District of Metropolitan Nashville, Davidson County, Tennessee, being more particularly described according to a boundary survey by Ragan-Smith-Associates, Inc.; Job No. 98-155, W.O. No. 6024 dated January 19, 1999 as follows:

BEGINNING at an existing concrete monument at the northwesterly terminus of East Hill Drive (50' public right of way) at the northeast property corner of Lot No. 1 as shown on the final plat of 3rd addition to Shepherd Hills - W.D. Tidwell Subdivision as of record in Plat Book 4350, page 140, Register's Office for Davidson County, Tennessee; thence,

1. With the northeast property line of Lot No. 1, N 51 50' 05" W, a distance of 264.97 feet to an existing concrete monument at the northeasterly property corner of a tract of land deeded to Bobby D. Tidwell and wife, Melva B. Tidwell as of record in Deed Book 9448, page 570, said Register's Office; thence,

2. With the northeasterly property line of the Tidwell Tract, in part, N 51 40' 58" W, a distance of 427.56 feet to an iron pin and cap (set); thence,

3. Leaving the Tidwell line, with a new line through the property of which this tract is a part, N 38 19' 02" E a distance of 312.43 feet to an iron pin and cap (set) in the southwesterly property line of Section Two - North Hill Estates as of record in Plat Book 3700, page 51, said Register's Office.

4. With the southwest property line of Section Two - North Hill Estates and the southwest property line of Section Three - North Hill Estates, as of record in Plat Book 3842, page 185, said Register's Office, in part S 51 29' 30" E a distance of 682.51 feet to an iron pin and cap (set); thence,

5. Leaving the southwesterly property line of Section Three - North Hill Estates, with a new line through the property of which this tract is a part, S 37 45' 18" W, a distance of 152.96 feet to an iron pin and cap (set); thence,

6. S 51 30' 19" E, a distance of 30.31 feet to an existing iron pin; thence,

7. S 35 11' 19" W, a distance of 156.56 feet to an iron pin and cap (set) in the northeasterly terminus of East Hill Drive; thence,

8. With said northeasterly terminus, in part, N 51 50' 05" W, a distance of 30.34 feet to the point of beginning and containing 218,132 square feet or 5.0076 acres more or less as calculated by the above courses.

Being a portion of the same property conveyed to J. L. Newman and wife Wilda T. Newman, by deed of W. D. Tidwell and wife Ella M. Tidwell of record in Deed Book 3308, page 340, Register's Office of Davidson County, Tennessee. The said J. L. Newman being one and the same person as James L. Newman. The said James L. Newman and wife Wilda T Newman having conveyed an undivided ten percent (10%) interest as tenant-in-common in said property to James David Newman by deeds of record in Book 11309 Page 16 and a Deed of Correction thereto (for a new survey) of record in Book 11309 Page 18; and having conveyed another ten percent (10%) interest to James David Newman by Deed of record in Book 11309 Page 21; and another ten percent (10%) interest by Instrument No. 200008290086442; and another ten percent (10%) interest by Instrument No. 20010328-0029690, for a total conveyance by gift of 40% interest as tenant-in-common. The said J. L. Newman having since died on April 16, 2006; and the said Wilda T. Newman having since died July 15, 2015 leaving a Last Will and Testament and a Codicil of record in Case No. 15P1203 of the Seventh Circuit Court of Davidson County, Tennessee devising all of the remaining interest of Wilda T. Newman in said property to James David Newman.

This is improved property known as 2154 East Hill Drive, Madison, TN 37115.

IN WITNESS WHEREOF, the undersigned has executed this instrument this 17th day of June, 2016.

ESTATE OF WILDA T. NEWMAN

BY: Doyle Tidwell
DOYLE TIDWELL, Executor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me the undersigned, a Notary Public in and for said County and State, the within named **DOYLE TIDWELL** the Executor for the Estate of Wilda T. Newman, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

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

NOTARY PUBLIC

My commission expires: 3-6-18.

LESA H. SKONEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires March 6, 2018