Executor's Warranty Deed

The actual consideration or value of this transfer is $ 76,000.00.

Lindsey Andrews
AFFIANT

STATE OF TENNESSEE }
COUNTY OF Davidson }

SWORN TO AND SUBSCRIBED before me this 18 day of July, 2016.

Brandy Goma
NOTARY PUBLIC
My Commission Expires: 9/11/17

BRANDY GOMA STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

BILL GARRETT, Davidson County
Trans: T20160062872 DEEDWARR
Recvd: 07/21/16 14:04 2 pgs
Fees: 13.00 Taxes: 281.20

20160721-0075270

This space for Register of Deeds

This instrument was prepared by: Johnny Ellis, Attorney, 3844 Old Hickory Bvd. Old Hickory, TN. 37138 - (615) 847-2000

ADDRESS NEW OWNER(S)	SEND TAX BILLS TO:	MAP / PARCEL NO.
MATTHEW ANDREWS, and wife LINDSEY ANDREWS 2007 Maple Ln. Franklin, TN 37067	New Owner	044-15-0 / 397.00

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) Dollars, cash in hand paid by MATTHEW ANDREWS, and wife, LINDSEY ANDREWS, and other good and valuable consideration, the receipt of which is hereby acknowledged,

I, **Penelope M. Mann**, Executrix for the **Estate of ELVA C. McANN**, the GRANTOR herein, by these presents do transfer, and convey unto:

MATTHEW ANDREWS, and wife, **LINDSEY ANDREWS**, the GRANTEES herein, their heirs and assigns, all right title and interest, equitable and otherwise, in a certain tract or parcel of land located in **Davidson** County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, Being Lot No. 33 of Section "B" on the Plan of E. I. DuPont de Nemours and Company's Subdivision, as of record in Book 1424, page 67, Register's Office for Davidson County, Tennessee.

Said Lot No. 33 fronts 56 feet on the Easterly side of Birdsall Street and extends back between parallel lines 88.3 feet to a dead line.

BEING all the same property conveyed to William J. McAnn, and wife, Elva C. McAnn, by Warranty deed from Thomas K. Kuykendall, and wife, Willie W. Kuykendall, dated September 26th 1952 and of record in **Book 2096, page 129**, Register's Office for Davidson County, Tennessee. The said William J. McAnn having died January 15, 1994, leaving his widow, Elva C. McAnn as the surviving tenant by the entirety. Elva C. McAnn, died Testate, on September 16, 2015, Davidson County Probate Case **#15P-2100**, directing the sale of the aforesaid property, under ***Item Seventh*** of her Last Will, and under ***Item Fourth*** of her said Last Will, authorizing her Executrix, Penelope M. Mann, to execute any document necessary to complete the sale and transfer.

The above description is the same as in the previous deed of record.

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, their heirs and assigns, forever. On behalf of the Estate, I do covenant with the said GRANTEES that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out. I do further covenant and bind the Estate and its representatives 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.

The property conveyed herein is transferred subject to such easements, limitations, encumbrances, restrictions and all matters of record in the Davidson County Register's Office, and otherwise, as may affect the premises including the following:

Real Property Taxes for the year 2016 which are prorated and assumed by the Grantees, without recourse.

All matters shown on the Plan of record in Book 1424, page 67, Register's Office for Davidson County, Tennessee; Telephone line easement of record in Book 662, page 743, said Register's Office; Right-of-way easement of record in Book 626, page 556, said Register's Office.

This is improved property known as: **1107 Birdsall Street, Old Hickory, TN. 37138.**

The Executor by signing this Deed declares that the Estate of ELVA C. McANN is solvent, and has no outstanding claims or taxes.

Witness my hand this 18 day of JULY, 2016.

The Estate of ELVA C. McANN

Penelope M Mann Executrix
By: Penelope M. Mann, Executrix

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Leroy J. Ellis IV, a Notary Public in and for said County and State, the within named Penelope M. Mann, the Executrix for The Estate of ELVA C. McANN, 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 such Executrix for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 18 day of JULY, 2016.

NOTARY PUBLIC

My Commission Expires: 05/05/2020

LEROY JOHNSTON ELLIS IV NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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