NEW OWNER :
SARA A. CLOAR
4258 SWEDEN DRIVE
HERMITAGE, TENNESSEE 37076

SEND TAX BILLS TO:
SARA A. CLOAR
4258 SWEDEN DRIVE
HERMITAGE, TENNESSEE 37076

BILL GARRETT, Davidson County
Trans:T20160074807 DEEDQC
Recvd: 08/26/16 14:20 3 pgs
Fees:17.00 Taxes:0.00
20160826-0089690

Map/Parcel Numbers: 75-6/27

THIS INSTRUMENT PREPARED BY:
Shawn J. McBrien, Attorney At Law
133 S. College Street
Lebanon TN 37087

This transfer is exempt from real estate transfer tax pursuant to T.C.A. § 67-4-409(a)(3)(D)

THIS INSTRUMENT WAS PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES WITHOUT COUNSEL OR ADVICE AS TO LEGAL CONSEQUENCES OR TAX RELATED MATTERS. NO TITLE EXAMINATION OR SETTLEMENT HAS BEEN PERFORMED AND SHAWN MCBRIEN, ATTORNEY, SHALL NOT BE RESPONSIBLE FOR ANY MATTER THAT COULD HAVE BEEN RESOLVED BY A TITLE EXAMINATION, SETTLEMENT OR LEGAL AND/OR TAX RELATED COUNSEL.

EXECUTRIX DEED

KNOW ALL MEN BY THESE PRESENTS that **CYNTHIA CLOAR TIBBS,** the duly appointed Executrix, a copy of her Letters of Testamentary being attached hereto as *Exhibit A*, of the Estate of Anna Belle Cloar, deceased, which estate is administered in the Probate Court for Davidson County, Tennessee, Case No. 15P642, for and in consideration of the sum of Zero ($0.00) Dollars, cash in hand paid, the receipt and sufficiency of which are hereby acknowledged, and in connection with the distribution and closing of the Estate of Anna Belle Cloar, the decedent's Will having been duly admitted to probate in Davidson County, Tennessee, and recorded as 15P642, Probate Court Clerk's Office for said county, has bargained and sold and hereby conveys, remises, releases and forever quitclaims unto **SARA A. CLOAR**, her heirs and assigns, all her right, title and interest in and to a certain tract(s) of land described as follows, to-wit:

Land in Davidson County, Tennessee being Lot No. 268, Hermitage Estates, Section II, as of record in Book 3700, page 23, Register's Office for Davidson County, Tennessee.

Said Lot fronts 90 feet along the westerly margin of Sweden Drive and extends back 134.70 feet along the northerly line and 134.72 feet along the southerly line, to a line in the rear measuring 90.0 feet thereon.

Being the same property conveyed to Sara A. Cloar and Anna Belle Cloar, as tenants in common, from F. E. Stratton, Jr., and wife, Bettie S. Stratton, of record in Book 4143, Page 963, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid lots or parcels of land and all privileges and appurtenances there to belonging to the Grantees in fee simple.

Title to the property hereinabove described is subject to the following exceptions: All such valid and enforceable easements, conditions, restrictions and covenants of record.

WITNESS our hands this 9 day of August, 2016.

Cindy Cloar Tibbs

CYNTHIA CLOAR TIBBS, EXECUTRIX
Estate of Anna Belle Cloar

Cynthia Cloar Tibbs

STATE OF TENNESSEE

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, Cynthia Cloar Tibbs, Executrix of the Estate of Anna Belle Cloar, 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 for the purposes therein contained.

WITNESS my hand and official seal at office this 9 day of August, 2016.

Martha S. Whitman

NOTARY PUBLIC
My Commission expires: 4-30-2019



IN THE CIRCUIT COURT OF DAVIDSON COUNTY, TENNESSEE

(PROBATE DIVISION)

LETTERS TESTAMENTARY

TO: **CYNTHIA CLOAR TIBBS** DOCKET NO: **15P642**

*It appearing to the Court that **ANNA BELLE CLOAR** has died leaving a written Will in which you are appointed **Executrix** and which has been duly approved by the Court; and you having been qualified according to law, and it having been ordered by said Court that Letters Testamentary issue to you;*

*THESE ARE, THEREFORE, to empower you, the said **CYNTHIA CLOAR TIBBS**, to enter upon the execution of said Will, and take into your possession all of the property, and to make, within **sixty (60) days** from this date, a perfect inventory thereof, and make due collection for all debts, and after paying all the just demands against the Testator, and settling up the business according to law, you will pay over and deliver the property and effects that may remain in your hands, and do all other things that may be required, according to the provisions of the said will and the laws of the land.*

*WITNESS, Richard R. Rooker, Clerk of the Probate Court, at office, this **May 6th, 2015**.*

RICHARD R. ROOKER, Clerk

STATE OF TENNESSEE)

DAVIDSON COUNTY)

I, RICHARD R. ROOKER, Clerk of the Probate Court of said County, do hereby certify that the foregoing is a true and perfect copy of the Letters Testamentary issued to **CYNTHIA CLOAR TIBBS** as **Executrix** of the estate of **ANNA BELLE CLOAR**, deceased, and I do further certify that **CYNTHIA CLOAR TIBBS** is still acting **Executrix** of the estate of **ANNA BELLE CLOAR** 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 6th day of May, 2015.

RICHARD R. ROOKER, Clerk