BILL GARRETT, Davidson County
Trans:T20160078472 DEEDQC
Recvd: 09/07/16 15:12 3 pgs
Fees:17.00 Taxes:0.00
20160907-0094239

This Instrument Prepared By:
Charles B. Griffith, Attorney
108 Harding Place, Suite 203
Nashville, Tennessee 37205

This instrument was prepared from information supplied by the parties without counsel or advice as to legal consequences, tax-related matters, or any matter related to Medicaid or TennCare benefits. No title examination or settlement has been performed, and the preparer of this instrument is not responsible for any matter that could have been resolved or revealed by such a title examination or by such counsel or settlement.

Address of New Owner:	**Send Tax Bill To:**	**Map and Parcel:**
Lori Fant	Lori Fant	160-4
539 Bonerwood Drive	539 Bonerwood Drive	181.00
Nashville, TN 37211	Nashville, TN 37211	6DU 38326

Kenneth W. Williams
6016 Cane Ridge Road
Antioch, TN 37013

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00) cash in hand paid and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, LORI DIANE FANT and KENNETH WAYNE WILLIAMS, in their capacities of co-personal representatives ("Grantors," collectively herein), have bargained and sold, and do hereby transfer, convey, remise, release and quitclaim, unto Lori Diane Fant and Kenneth Wayne Williams, individuals ("Grantees," collectively herein), and their heirs and assigns forever, all right, title and interest in and to the following described real property situated in Davidson County, State of Tennessee, to-wit:

> BEING Lot No. 66 on the Plan of Brentview Hills, Section 7, of record in Book 4175, page 89, of record in the Office of the Register of Deeds for Davidson County, Tennessee.
>
> Beginning at a point in the northerly margin of Richie Drive, at the common corner of Lots Nos. 66 and 67; thence with the margin of said Drive, westerly 135.45 feet to a point in the beginning of a curve; thence around said curve northwesterly 39.27 feet to a point in the easterly margin of Pritchett Drive; thence with the margin of the same, northwardly 123.87 feet to the common corner of Lots Nos. 66 and 65 on said plan; thence with the line between said lots, easterly 193.60 feet to a point in the westerly line of Lot No. 67; thence with the line between Lots Nos. 66 and 67, southerly 166.34 feet to the point of beginning.

Being the same property conveyed to Frances N. Williams, unmarried, by Warranty Deed from Frederick L. Finke and wife, Janet K. Finke, by Warranty Deed of record in Book 5662, page 398, Register's Office for Davidson County, Tennessee. For the purposes of this conveyance, Frances N. Williams and Mary

Frances Robinson and Frances W. Robinson are all one and the same person.

Frances W. Robinson died testate on January 19, 2016, and her Last Will & Testament was duly admitted to probate by the Davidson County Probate Court (Docket No. 16-P-247) by Court Order entered February 18, 2016. Said Last Will & Testament and said Court Order were recorded in the Register's Office for Davidson County, Tennessee, on July 15, 2016 as Instrument No. 20160715-0072802. As referenced in said Court Order, the Court appointed the Grantors to serve as co-personal representatives of the Estate of Mary Frances Robinson, pursuant to ITEM ONE of her Will, her husband having predeceased her. This quitclaim deed has been executed and delivered to confirm that the above-described property was devised to the within-named Grantees, rather than to any trust which was established under the said Will. The Grantors also execute this Instrument pursuant to the power and authority granted to them in ITEM 7.E. of said Last Will & Testament and pursuant to Tenn. Code Ann. Section 31-2-103. This instrument and the interest hereby released and quitclaimed are subject to such taxes, restrictions, easements, ordinances, limitations and encumbrances as may affect the premises.

This is improved property, known as: **5153 Pritchett Drive, Nashville, TN 37220**.

WITNESS our hands this the 9th day of August, 2016.

LORI DIANE FANT, Co-Executrix

KENNETH WAYNE WILLIAMS, Co-Executor

STATE OF TENNESSEE)
COUNTY OF ~~DAVIDSON~~ WILLIAMSON)

Personally appeared before me, the undersigned authority, a Notary Public for and in said state and county, the within-named bargainor, LORI DIANE FANT, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this the 9th day of August, 2016.

Charles B. Griffith
State of Tennessee Notary Public
Williamson County

NOTARY PUBLIC
My Commission Expires: 5-23-18

STATE OF TENNESSEE)
COUNTY OF ~~DAVIDSON~~)
WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public for and in said state and county, the within-named bargainor, KENNETH WAYNE WILLIAMS, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this the 9th day of August, 2016.

Charles B. Griffith
State of Tennessee Notary Public
Williamson County

Charles B. Griffith
NOTARY PUBLIC
My Commission Expires: 5.23.18

STATE OF TENNESSEE)
COUNTY OF ~~DAVIDSON~~)
WILLIAMSON

This transfer of an interest in real property is exempt from transfer tax pursuant to Tenn. Code Ann. § 67-4-409(a)(3)(D), insofar as this Instrument is executed by executors to implement a testamentary devise.

Kenneth Wayne Williams
AFFIANT

Sworn to and subscribed before me, this 9th day of August, 2016.

Charles B. Griffith
NOTARY PUBLIC
My Commission Expires: 5.23.18

Charles B. Griffith
State of Tennessee Notary Public
Williamson County