This instrument prepared by:
Mid-State Title & Escrow, Inc.
128 Holiday Court, Suite 125
Franklin, Tennessee 37067
MST File No. 2016-A1003

Davidson County DEEDWARR
Recvd: 09/08/16 14:17 4 pgs
Fees:23.00 Taxes:895.40
20160908-0094723

NEW OWNER:	**SEND TAX BILL TO:**	**MAP & PARCEL:**
Allen & Company Property Management, LLC 619 Firefox Drive Brentwood, TN 37027	Same as New Owner	051 03 0 044.00

Executor's Deed

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 acknowledged, **Kimberly Ramsey-Personal Representatives of the Estate of Barbara A. Brooks, deceased in accordance with the provisions of TCA 66-4-101 et seq and pursuant to the power and authority given to the said Grantors under the Order to Probate Will of said decedent as of record in the Court of Davidson County, Tennessee, and pursuant to order issued on August 25, 2016, by the Court of Davidson County, Tennessee, In the Seventh Circuit Court for Davison County, Tennessee, Docket No. 16P-1358** hereinafter called the Grantor, has bargained and sold and by these presents do transfer and convey unto **Allen & Company Property management, LLC,** hereinafter called the Grantees, and their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 99 on the Plan of Section Three, McMurray Woods of record in Plat Book 3300, Page 83, 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 William C. Brooks and wife, Barbara A. Colgate Brooks by Warranty deed from F. L. Eubank and wife, Helen L. Eubank of record in Book 3704, page 506, Register's Office for Davidson County, Tennessee, dated March 12, 1964 and recorded on March 20, 1964. (Value or consideration shown in aforementioned deed $19,910.00.) Being also known as 630 Woodett Drive Nashville, Tennessee 37211.

Subject to: Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the Effective Date but prior to the date the proposed Insured acquires for value of record the estate or interest or Mortgage thereon covered by the Commitment. Rights of claims and parties in possession not shown by the public records. Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the public records. Taxes or special assessments which are not shown as existing liens by the public records. Any encroachment, encumbrance, violation, variation, or adverse circumstances affecting the Title that would be disclosed by an accurate and complete land survey of the Land. Easements or claims of easements not shown by the Public Records. If improvements are completed after January 1 of any year, the law requires supplemental assessment for the year in which improvements are completed as defined by statute. We assume no liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated, Section 67-5-603 et seq. 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 3300, Page 83, Register's Office for Davidson County, Tennessee. Restrictions of record in Book 3436, Page 411, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

This property, known as 630 Woodett Drive, Nashville, TN 37211

(House Number)	(Street)	(P.O. Address)	(City or Town)	(Postal Zip)

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; and we do covenant with the said GRANTEES that we are 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; and we do further covenant and bind ourselves, our heirs and 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. 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.

Executed to be effective as of the 7th day of September, 2016.

The Estate of Barbara A. Brooks

BY: _____
Kimberly Ramsey, Personal Representative

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public of the state and county mentioned, personally appeared Kimberly Ramsey, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Personal Representative of The Estate Barbara A. Brooks, the within named bargainor, and that he as such Personal Representative executed the foregoing instrument for the purpose therein contained, by signing the name of the estate by himself as Personal Representative.

Witness my hand this 7th day of September, 2016.

_____
Notary Public

ANGELA R. WINDHAM STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES 04-11-2020

My Commission Expires: 4.11.2020

State of Tennessee
County of Williamson

The actual consideration or value, whichever is greater for this transfer is **$242,000.00**

_____
Affiant

Sworn to and subscribed to before me this 7th day of September, 2016.

_____
Notary Public

ANGELA R. WINDHAM STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES 04-11-2020

My Commission Expires: 4.11.2020

True Copy Certification

I, Yvette Meldrum, do hereby make oath that I am a licensed attorney and/or 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.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a notary public for this county and state, Yvette Meldrum who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 7-11-20

