Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Janice Whiteaker, Shirley Bly, Glyn Higgins and Samuel Moseley 928 Shauna Drive Nashville, TN 37214	108-1-48.00	Janice Whiteaker, Shirley Bly, Glyn Higgins and Samuel Moseley 928 Shauna Drive Nashville, TN 37214
This instrument prepared by: Bradley Arant Boult Cummings LLP 1600 Division Street, Suite 700, Nashville, TN 37203		

WARRANTY DEED

WHEREAS, **Mary Louise Keith** (the "Decedent") was the owner of that certain property located and known as 928 Shauna Drive, Nashville, Davidson County, Tennessee and being more particularly described on EXHIBIT A attached hereto and incorporated herein by reference (the "Property"); and

WHEREAS, Decedent died testate on February 16, 2013, and her will (the "Will") is filed of record in Probate No. 13P-1871, Seventh Circuit Court of Davidson County, Tennessee Probate Division; and

WHEREAS, pursuant to the Will, Theresa Higgins Renegar was appointed as Executrix of the Estate of Mary Louise Keith (the "Estate").

STATE OF TENNESSEE
COUNTY OF DAVIDSON

This transfer is exempt from recordation tax under T.C.A. § 67-4-409(a)(3)(D) because the deed pursuant to which this transfer is made is by an executor to implement a testamentary devise.

Affiant

Subscribed and sworn to before me this 4th day of October, 2016.

Notary Public

My Commission Expires: 10/23/18

DOLORES HUFF ROE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires OCT. 23, 2018

7/3888394.2
207319-301001

BILL GARRETT, Davidson County
Trans:T20160096932 DEEDWARR
Recvd: 11/02/16 11:23 4 pgs
Fees:22.00 Taxes:0.00
20161102-0115845

NOW, THEREFORE, for and in consideration of the premises and the sum of $1.00, cash in hand paid, the receipt and sufficiency of which are hereby acknowledged, and in order to implement a testamentary devise under the Will, **THERESA HIGGINS RENEGAR, EXECUTRIX OF THE ESTATE OF MARY LOUISE KEITH** (the "Grantor"), pursuant to the terms and conditions of the Will, has bargained and sold, and by these presents does transfer and convey to **JANICE F. WHITEAKER, SHIRLEY H. BLY, CALVIN GLYN HIGGINS AND SAMUEL A. MOSELEY, each a twenty-five percent (25%) undivided interest, as tenants in common** (collectively, the "Grantee"), Grantee's heirs and assigns, all of Grantors' right, title, and interest, as Executrix of the Decedent's estate, in and to the Property.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to all limitations, restrictions, and encumbrances as may affect the Property.

TO HAVE AND TO HOLD the Property with all appurtenances, estate, title, and interest thereto belonging to the Grantee, Grantee's successors and assigns, forever. Grantor covenants with the Grantee that Grantor is lawfully seized and possessed of the Property in fee simple; that Grantor has a good right to convey the Property, and that the Property is unencumbered.

Grantor further covenants and binds itself, its successors and assigns to warrant and forever defend the title to the Property to the said Grantee, Grantee's successors and assigns, against the lawful claims of all persons whomsoever, except that no warranty is made as to the amount of acreage in the Property.

By its acceptance of this Warranty Deed, Grantees agree that the aforesaid lot or parcel of land and all improvements thereon are sold to and accepted by Grantee AS IS, WHERE IS, WITH ALL FAULTS, IF ANY, AND WITHOUT ANY REPRESENTATIONS OR WARRANTIES WHATSOEVER, EXPRESSED OR IMPLIED (other than the warranty of title set forth above).

Notwithstanding the foregoing, Theresa Higgins Renegar shall have no personal liability to the Grantee hereunder or otherwise with respect to the Property.

This instrument was prepared from information furnished by the parties. No representation or warranty is made by the preparer as to the accuracy of anything set forth herein. The parties have waived performance of a title search, title opinion letter or title insurance by the preparing attorney.

[Signature on following page]

IN WITNESS WHEREOF, the Grantor has executed this Deed this 4th day of October, 2016.

Theresa H. Renegar

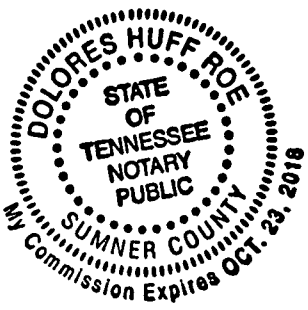
THERESA HIGGINS RENEGAR,
Executrix of the Estate of Mary Louise Keith

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, Dolores Huff Roe, Notary Public, Theresa Higgins Renegar, with whom I am personally acquainted, and who acknowledged that she is the Executrix of the Estate of Mary Louise Keith, deceased, and that she as such Executrix executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 4th day of October, 2016.



Dolores Huff Roe
Notary Public

My Commission Expires: 10/23/18

EXHIBIT A

(Legal Description)

Land in Davidson County, Tennessee, being Lot No. 7 on the Map of Malvin Heights, as of record in Book 2330, page 83, Register's Office for said County.

Said Lot No. 7 fronts 80 feet on the southwesterly margin of Shauna Drive and extends back 197.8 feet on the north-westerly side of 169.9 feet on the southeasterly side to a dead line in the rear, which is a broken line, measuring 89.8 feet thereon.

Being the same property conveyed to Melvin Keith and wife, Marjorie P. Keith, by deed of record in Book 4799, page 867, in the Davidson County Register's Office.

Also being the same property conveyed to Melvin L. D. Keith by Final Decree recorded as Instrument No. 20010918-0100765, in the Davidson County Register's Office.

Also being the same property conveyed to Melvin L. D. Keith and Mary L. Keith by quitclaim deed recorded as Instrument No. 20010918-0100766, in the Davidson County Register's Office. The said Melvin L. D. Keith having predeceased Mary L. Keith, leaving Mary L. Keith as the sole remaining joint tenant.