This instrument prepared by:

BILL GARRETT, Davidson County
Trans:T20160099874 DEEDWARR
Recvd: 11/10/16 16:15 4 pgs
Fees:22.00 Taxes:0.00
20161110-0119353

JOHN R. REYNOLDS (#002522)
Attorney at Law
Suite 2702, The Office Tower
611 Commerce Street
P. O. Box 190481
Nashville TN 37219-0481
Tel: (615) 256-2694
Fax: (615) 256-2361

NOTE TO REGISTER: Upon recording, please return the recorded instrument to: JOHN R. REYNOLDS, Attorney at Law, Suite 2702, The Office Tower, 611 Commerce Street, P. O. Box 190481, Nashville TN 37219-0481.

Address New Owner(s) as follows: **KAREN GLEE GEARON, 5036 Franklin Pike, Nashville, TN 37220**

Name and Address of the person or entity responsible for payment of real property taxes: **SAME**

Map/Parcel No. 148 090 184.00

PERSONAL REPRESENTATIVE'S DEED
MUNIMENT OF TITLE

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, WILLIS M. MEADOWS died 04 January 2015, and her estate was administered in the **Seventh Circuit** Court (Probate Division), Davidson County, Tennessee, Case No. **15P-1186**; and

WHEREAS, WILLIS M. MEADOWS left a paperwriting dated 16 August 1996, which was admitted to probate on 06 August 2015, as her whole, true and Last Will and Testament and recorded under Case No. 15P-1186, **Seventh Circuit** Court (Probate Division), **Davidson** County, Tennessee; and

WHEREAS, KAREN GLEE GEARON was the duly appointed and acting Personal Representative of the Estate of **WILLIS M. MEADOWS**, deceased, under Letters Testamentary issued **06 August 2015**; and

WHEREAS, KAREN GLEE GEARON is the sole devisee and legatee under the Last Will and Testament of **WILLIS M. MEADOWS, deceased**; and

NOW, THEREFORE, for and in consideration of the foregoing and other good and valuable considerations, the receipt and adequacy of which are hereby acknowledged, and as evidence of the devise of and vesting the Real Property hereinafter described to **KAREN GLEE GEARON** by and under said Last Will and Testament of **WILLIS M. MEADOWS**, deceased, the undersigned, **KAREN GLEE GEARON**, Personal Representative of the Estate of **WILLIS M. MEADOWS**, deceased, and hereinafter referred to as Grantor, by these presents does hereby transfer and convey to **KAREN GLEE GEARON**, her heirs and assigns, hereinafter referred to as

Grantee, that certain tract or parcel of land in **Davidson County, Tennessee**, being more particularly described on **EXHIBIT A** attached hereto and made a part hereof.

This is (**X**) **improved** ( ) **unimproved** Real Property located at and known as **420 Haywood Court, Nashville, TN 37211**.

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, **KAREN GLEE GEARON** her heirs and assigns, forever; and Grantor as Personal Representative covenants with the said Grantee that as Personal Representative she has a good right to convey the Real Property.

Grantor and Grantee are used for singular or plural, as context requires.

IN WITNESS WHEREOF, Grantor has executed this Personal Representative's Deed on the 26th day of October 2016.

Karen Glee Gearon

KAREN GLEE GEARON, Personal Representative of the Estate of **WILLIS M. MEADOWS**, deceased.

STATE OF **TENNESSEE**

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said State and County aforesaid, the within name **KAREN GLEE GEARON** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged herself to be Personal Representative of the Estate of **WILLIS M. MEADOWS**, deceased, the within named Grantor, and that she as such Personal Representative executed the foregoing Personal Representative's Deed for the purposes therein contained, by signing her name as Personal Representative.

Witness my hand and official seal at Nashville, Tennessee, this 26th day of October 2016.

Notary Public

My commission expires: 1/8/2019

ROBERT BARRY GEARON JR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2019

STATE OF **TENNESSEE**
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer, is **$150,000.00.**

Karen Glee Gearon Affiant

Subscribed and sworn to before me
this 26th day of October 2016.

Notary Public

My commission expires 1/8/2019.

ROBERT BARRY GEARON JR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2019

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 0.00
, **Affiant**
Subscribed and sworn before me this the
10 **Day of** Nov. , **20**16.
Elisha Bass , **Deputy Register**

EXHIBIT A

420 Haywood Court
Nashville, Davidson County, Tennessee 37211

Map/Parcel No. 148 090 184.00

Land in Davidson County, Tennessee, and being more particularly described as follows, to wit:

Being Lot 6 of the Plan of Haywood Meadows Additions as shown in Plat Book 6900, page 611, Register's Office, Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same Real Property conveyed to **WILLIS M. MEADOWS**, now deceased, by Warranty Deed from Steven E. Adams as shown of record in Book 8427, page 417, Register's Office for Davidson County, Tennessee.

This Deed is evidence of distribution of the above-described real property to **KAREN GLEE GEARON**, beneficiary by and under the Last Will and Testament of **WILLIS M. MEADOWS**, deceased, and sole intestate beneficiary and is exempt from any transfer tax pursuant to Tennessee Code Annotated, Section 67-4-409(a)(3)(D).