Davidson County DEEDWARR
Recvd: 12/07/16 10:54 3 pgs
Fees:18.00 Taxes:314.50
20161207-0128422

STATE OF TENNESSEE)
COUNTY OF SUMNER)

I hereby declare that the actual consideration for this transfer, or the true value of the property transferred, whichever is greater, is $85,000.00.

AFFIANT

Sworn to and subscribed before me this 28th day of November, 2016.

NOTARY PUBLIC My commission expires: 4-24-2018

(SEAL)

SHELLY M SMITH STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 04-24-2018

167431

Map and Parcel No. 095 03 0A 014.00

Address of New Owner:
2258 Lebanon Pike, Unit 14
Nashville, TN 37214

Send Tax Notices To:
NEW OWNERS

EXECUTOR'S DEED

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby expressly acknowledged, the undersigned, **Thomas B. Starkey, Executor of the Estate of Grace Prater Starkey, Deceased,** pursuant to the provisions of the Last Will and Testament of the said decedent, probated in the Seventh Circuit Court for Davidson County Tennessee, Docket No. 16P679, hereinafter referred to as Grantor, has bargained and sold, and by these presents does transfer and convey unto **Roger L. Wymer, Jr. and Margaret E. Wymer, husband and wife,** hereinafter referred to as Grantee, his/her/their heirs and assigns forever, all of its right, title and interest in the following described real estate, situated Davidson County, Tennessee, to wit:

Land in Davidson County, Tennessee, being Unit No. 14 on the plan of Magnolia Square Condominiums, according to the master Deed of record in Book 6685, Page 253, in the Register's Office of Davidson County, Tennessee, and as shown on the Plan of Magnolia Square Condominiums appended as Exhibit "B" to the Master Deed of record in Book 6685, Page 275 in the Registrar's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more particular description.

Being the same property conveyed to Grace M. Starkey by Quit Claim Deed from 1994-N2 Tennessee Associates L.P., a Delaware Limited Partnership dated December 13, 1999 and recorded December 14, 1999 as Instrument No. 199912140303141, in said Register's Office for Davidson County, Tennessee, The said Grace M. Starkey having died February 6, 2016.

Grace M. Starkey is also known as Grace Mae Starkey and Grace Prater Starkey and is one and the same person.

This is improved property, known as 2258 Lebanon Pike, Unit 14, Nashville, TN 37214.

THIS CONVEYANCE IS SUBJECT TO easements and building setback lines of record at Plat Book 6685, page 275 in the Register's Office for Davidson County, Tennessee; to Master Deed of record at Book 6685, page 253, in said register's office; to By-Laws of record at Book 6685, page 277, in said register's office; and to the 2016 County property taxes, and those of subsequent years, which are not yet due or payable, and any other limitations, restrictions and encumbrances as may affect the premises.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 2258 Lebanon Pike, Unit 14, Nashville, TN 37214

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, has 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.

Witness our hands this 28 day of November, 2016

Estate of Grace Prater Starkey
BY: Thomas B Starkey, Executor
Thomas B. Starkey, Executor

STATE OF Tennessee

County OF Sumner

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared Thomas B. Starkey, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who upon his oaths acknowledged himself to be the Executor of the Estate of Grace Prater Starkey, the within named bargainor, and that he as such Executor being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this the 28th of November, 2016.

Notary Public

My Commission Expires: February 6, 2017

(SEAL)

STEVE TOPPINGS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Return to:
Prepared By:
Foundation Title and Escrow
625 Eastman St Ste 5A-1
Hendersonville, TN 37075

File Number: HND-167431SSO

True Copy Certification

I Maxwell Coyle, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true correct copy of the original document executed and authenticated according to law.

Maxwell Coyle

State of Tennessee/County of Willamson SS:

Personally appeared before me, Shelly M Smith, a notary public for this County and State, Maxwell Coyle, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Shelly M Smith Commision Expires 4-24-2018

SHELLY M SMITH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-24-2018