This Instrument Prepared By:
Sherrard Roe Voigt & Harbison, PLC (LRK)
150 3rd Ave. South, Suite 1100
Nashville, TN 37201

Davidson County DEEDWARR
Recvd: 12/13/16 15:30 4 pgs
Fees:22.00 Taxes:0.00
20161213-0130827

EXECUTOR'S DEED

Address New Owners:
John David Fitzgerald, III and
Katherine T. Fitzgerald Murphy
709 Belle Meade Blvd.
Nashville, TN 37205

Send Tax Bills To:
John David Fitzgerald, III
709 Belle Meade Blvd.
Nashville, TN 37205

Map/Parcel Number:
105 04 0 243.00

WHEREAS, Lucinda Thornton Trabue (the "Decedent") died on December 2, 2015, and Decedent's Last Will and Testament dated February 19, 2001 and First Codicil dated August 17, 2009 were admitted to probate on January 14, 2016, as Docket No. 16P-10 in the Seventh Circuit Court for Davidson County, Tennessee (Probate Division) (collectively, the "Will");

WHEREAS, Mary Dale Fitzgerald is the duly appointed Executor (the "Executor") of the Decedent's Estate (the "Estate") under the Will; and

WHEREAS, the Executor desires to convey all of the Decedent's right, title and interest, being an undivided fifty percent (50%) tenant in common interest, in and to certain real property located in Davidson County, Tennessee, described on **Exhibit A** attached hereto and incorporated herein by this reference (the "Property") to John David Fitzgerald, III, and Katherine T. Fitzgerald Murphy (the "Beneficiaries") in order to settle matters of the Estate in accordance with the terms of the Will.

NOW, THEREFORE, in consideration of the foregoing premises and no other monetary consideration, the Executor hereby transfers, and conveys an undivided twenty-five percent (25%) tenant in common interest in the Property to John David Fitzgerald, III, and an undivided twenty-five percent (25%) tenant in common interest in the Property to Katherine T. Fitzgerald Murphy.

This is improved property known as 2 Fairfield Avenue, Nashville, Tennessee.

This Property is being transferred expressly subject to all limitations, restrictions and encumbrances that may affect the Property.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to the Beneficiaries, their successors and assigns, forever; and the Executor hereby transfers, assigns, and sets over unto the Beneficiaries, all of the Estate's right, title and interest, being an undivided fifty percent (50%) tenant in common interest, in the said Property with full benefit of the Executor's warranties to the maximum extent that she can or should do as Executor, but not further or otherwise.

IN WITNESS WHEREOF, the Executor has executed this instrument this 10th day of December, 2016.

Mary Dale Fitzgerald

Mary Dale Fitzgerald, Executor
Estate of Lucinda Thornton Trabue

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for said State and County, Mary Dale Fitzgerald, who upon oath acknowledged that she is the Executor of the Estate of Lucinda Thornton Trabue, deceased (the "Estate"), the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who further acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, this 10th day of December, 2016.

Linda R. Koon

Notary Public

My Commission Expires: 3-6-18



STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

This transfer is exempt from taxation pursuant to T.C.A. 67-4-409 (a)(3)(D).

Mary Dale Fitzgerald

Affiant

Subscribed and sworn to before me this 10th day of December, 2016.

Linda R. Koon

Notary Public

My Commission Expires: 3-6-18

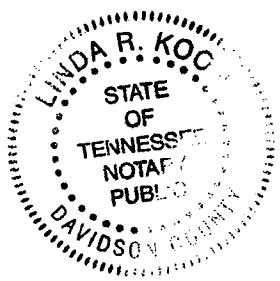


EXHIBIT A

Being Lots Nos. 468, 469 and the southerly one-half of Lot No. 470 on the plan of Maury and Claiborne's Addition to South Nashville, as of record in Book 21, pages 84 and 85, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Beginning at the northeast corner of Lewis Street and Trimble Street; thence with the easterly margin of Lewis Street north 12° 00' east 167 feet to a point in said margin; thence north 85° 22' east 39.39 feet to a point; thence south 89° 18' east 156.14 feet to a point in the westerly margin of Fairfield Avenue; thence with said margin south 12° 00' west 175 feet to a point being the northwest corner of Fairfield Avenue and Trimble Street; thence with the northerly margin of Trimble Street north 88° 04' west 194 feet to the point of beginning.

BEING the same property conveyed to Mary Dale Trabue Fitzgerald and Lucinda Thornton Trabue Pointer, being one and the same person as Lucinda Thornton Trabue, by deed from W. D. Trabue, III, of record in Book 1667, page 833, Register's Office for Davidson County, Tennessee.

The legal description is the same as the previous deed of record.

This is improved property known as 2 Fairfield Avenue, Nashville, Tennessee.

CERTIFICATE OF AUTHENTICITY

I, Linda R. Koon, 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.

Linda R. Koon

Linda R. Koon

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public in and for the County and State aforesaid, personally appeared, Linda R. Koon, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledges this certification of an electronic document is true and correct.

WITNESS my hand and seal at office in Nashville, Tennessee, this 13th day of December, 2016.

Marcy Morgan

Notary Public

My Commission Expires: 3-3-2020

