This Instrument Prepared By:
Rebecca T. Garland
212 Oceola Avenue
Nashville, Tennessee 37209

BILL GARRETT, Davidson County
Trans:T20170007981 DEEDWARR
Recvd: 01/27/17 10:35 3 pgs
Fees:17.00 Taxes:0.00
20170127-0008979

EXECUTOR'S DEED

Address of New Owner:
Allen S, Gebhardt, Emil George Gebhardt, and The Roberta Gebhardt Rogers Trust
2008 June Drive
Nashville, TN 37214

Send Tax Bills To:

Owner

MORTGAGEE:

Map and Parcel No.
95-1-36

WHEREAS, title to the hereinafter described property was originally vested in Emil George Gebhardt, III and wife, Mary Gebhardt aka Mary Ruth Gebhardt; and,

WHEREAS, both Emil George Gebhardt, III and Mary Ruth Gebhardt are deceased with Mary Ruth Gebhardt who survived her husband dying on May 20,2016 unmarried; and,

WHEREAS, Mary Ruth Gebhardt left a Last Will and Testament which was properly probated as In Re: Estate of Mary Ruth Gebhardt, Docket Number 16P-1344, Circuit Court for Davidson County Tennessee, Probate Division; and,

WHEREAS, said Will left the reminder of her property after specific bequests equally to Emil George Gebhardt, IV, Allen Sinclair Gebhardt and to a Testamentary Trust for Roberta Gebhardt Rogers; and,

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, receipt and sufficiency of which is hereby acknowledged, **Emil George Gebhardt, IV and Allen Sinclair Gebhardt, Co-Executors of the Estate of Mary Ruth Gebhardt** ("Grantor"), by these presents does hereby transfer, sell and convey to **Emil George Gebhardt, IV, Allen Sinclair Gebhardt and Emil George Gebhardt, IV and Allen Sinclair Gebhardt as Co-Trustees of The Roberta Gebhardt Rogers Trust as tenants in common** ("Grantees"), their heirs and/or assigns, all its right, title and interest in a certain tracts or parcels of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 171 on the Plan of Donelson Hills Subdivision, Section 3, as of record in Book 2330, page 75, Register's Office for Davidson County, Tennessee.

Said Lot No, 171 fronts 199.9 feet on the northerly side of June Drive and runs back 275 feet on the west line and 203 feet on the east line to a dead line in the rear, measuring 180.5 feet thereon.

Being the same property conveyed to Emil George Gebhardt, III and wife, Mary Gebhardt by deed dated October 5, 1956 from Evans & Crockett, Inc. of record in Book 2598, page 455, Register's Office for Davidson County, Tennessee.,(RODCT). Mary Gebhardt died May 20, 2016, Emil George Gebhardt, III having predeceased her.

This conveyance is made subject to Restrictive covenants of record in Book 2396, page 365, Register's Office for Davidson County, Tennessee, and the Plan of record in Book 2330. Page 75, said Register's Office, which shows a 30 foot setback line from June Drive, and a 10 foot easement for utilities along the northerly and easterly lines.

THIS IS IMPROVED PROPERTY with an address of 2008 June Drive, Nashville , TN 37214.

This conveyance is subject to (a) 2017 real property taxes and subsequence years and assumed by the grantee(s); (b) all matters appearing on the plan of record; (c) restrictive covenants (d) easements, and (e) applicable government and zoning regulations.

TO HAVE AND TO HOLD the said property, with the appurtenances, estate, title and interest thereto belonging to the Grantees, their heirs and/or assigns, forever.

AND Grantor does hereby covenant with Grantees that it is lawfully seized and possessed of the said land in fee simple, have a good right to convey it, and the same is unencumbered except as shown herein.

AND Grantor does further covenant and bind itself, its successors heirs and assigns, to warrant and forever defend the title to said real property to the 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.

IN WITNESS WHEREOF, the Grantor hereby affixes his signature on this the 26 day of January, 2017.

ESTATE OF MARY RUTH GEBHARDT

By: Emil George Gebhardt
Emil George Gebhardt, Co-Executor

By: Allen Sinclair Gebhardt
Allen Sinclair Gebhardt, Co-Executor

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration for this transfer is $ 0 .

Rebecca T. Garland
Affiant

Sworn and subscribed to before me on the 26th day of January, 2017

Rachel Marie Collins
Notary Public

expiration: 3-21-20

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Emil George Gebhardt, IV and Allen Sinclair Gebhardt, Co Executors of the Estate of Mary Ruth Gebhardt, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged that they are the is Co-Executors of the Mary Ruth Gebhardt Estate and as such Co-Executors have the authority to execute this Executor's Deed for the purposes therein intended.

Witness my hand and seal this 24 day of January 2017.

Rebecca T. Garland
Notary Public
My Commission Expires: 6/8/17

REBECCA T. GARLAND
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN