BILL GARRETT, Davidson County
Trans:T20170019137 DEEDQC
Recvd: 03/06/17 13:52 2 pgs
Fees:12.00 Taxes:0.00
20170306-0021971

This Instrument Prepared From
Information from the Parties By:
Racquel Peebles, Attorney
313 Enon Springs Road, East
Smyrna, TN 37167

NAME OF NEW OWNER(S)	SEND TAX BILLS TO:	Map - Group - Parcel
Stephanie Ryan 404 Morton Road Smyrna, TN 37167	Same	108 03 0 154.00 and 150 07 0 029.00

STATE OF TENNESSEE)
ss.:
COUNTY OF RUTHERFORD)

EXECUTOR'S DEED

FOR AND IN CONSIDERATION of the sum of TEN AND 00/100 ($10.00) DOLLARS, cash in hand paid, receipt of which is hereby acknowledged;

JASON GILLESPIE, Executor of the Estate of STEVEN W. RYAN, deceased, the undersigned, GRANTOR, has bargained and sold and does hereby transfer and convey unto STEPHANIE RYAN, her heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being more particularly described as follows:

Parcel 1
Land in Davidson County, Tennessee, being Lot No. 119B on the Plan of Zone Lot Division, Section Six, Patio Villa, as of record in Plat Book 6250, page 489, amended in Book 6250, pages 570-571, Register's Office for said County, to which plan reference is made for a more complete description.

BEING the same property conveyed to the Estate of Steven W. Ryan by and through Jason T. Gillespie, Executor, by deed from Connie V. Beard (formerly known as Connie E. Ryan) and husband, William H. Beard, dated February 10, 2017, recorded at Instrument Number 20170213-0014838 of the Register's Office of Davidson County, Tennessee.

This conveyance is made subject to (1) Current year's taxes; (2) all restrictions of record; (3) all easements of record; (4) all visible easements; (5) all matters appearing on the plan of record; and, all applicable government and zoning regulations.

This is improved property known as 900 Waggoner Court East, Nashville, Tennessee 37214

Parcel 2
Being Lot No. 53 on the Plan of Towne Village of the Country, Section I, as of record in Book 5200, Pages 55 & 56, Register's Office for said County.

Said Lot No. 53 fronts 65 feet on the southerly margin of Stoneybrook Circle and extends back 134.67 feet on the easterly line and 134.67 feet on the westerly line to a dead line in the rear measuring 65 feet thereon.

Being the same property conveyed to Steven Ryan from Jerry W. Jackson and wife Penny K. Jackson by deed of record dated February 26, 1981 in Book 5714, page 815, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

This is improved property known as 3153 Stoneybrook Circle, Antioch, TN 37013.

The undersigned covenants with the said Grantee as Executor only and not individually that he has good right to convey the same; and, the same is unencumbered except as set forth herein. Payment of the 2016 property taxes have been paid by Grantor.

WITNESS MY HAND this 21 day of February, 2017.

ESTATE OF STEVEN W. RYAN

By: Jason T Gillespie, Executor
JASON GILLESPIE, Executor

STATE OF TENNESSEE)
)ss.
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state, the within named JASON GILLESPIE, EXECUTOR OF THE ESTATE OF STEVEN W. RYAN the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged, upon oath, himself to be such Executor and that, he as said Executor and with the authority to do so, executed the foregoing (EXECUTOR'S DEED) instrument for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at office in Smyrna, Tennessee this the 21 day of February, 2017.

Ellen Longworth
Notary Public

ELLEN LONGWORTH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

My commission expires: 8-17-2019

MY COMMISSION EXPIRES:
AUGUST 17, 2019

I hereby certify or swear that the actual consideration for this transfer or value of the property transferred, whichever is greater is $0.00.

Affiant

Sworn to and subscribed before me this the 23 day of February, 2017.

Debbie Hofbauer
Notary Public

My commission expires: 8-16-2020

Debbie Hofbauer
STATE OF TENNESSEE NOTARY PUBLIC
Rutherford County