EXECUTORS DEED

File #17052

Davidson County DEEDWARR
Recvd: 03/09/17 14:38 3 pgs
Fees:18.00 Taxes:1006.40
20170309-0023546

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $272,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF FEBRUARY, 2017

Notary Public

MY COMMISSION EXPIRES: 11/5/2019

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Shelby Suzanne Mischke	New Owner	08311002600
(NAME)	(NAME)	
618 Shady Lane		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **Tennessee Baptist Foundation, Executor of the Estate of Mary Jo Fletcher, by the power conferred by Last Will and Testament of Mary Jo Fletcher duly probated in Davidson County Circuit Court Probate Division Docket No. 16P1096**, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Shelby Suzanne Mischke, a married woman,** HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 103 on the Plan of Rolling Acres, as of record in Book 1130, page 34, Register's Office for said County.

Said Lot fronts 99.3 feet on the westerly side of Shady Lane and runs back between lines, 166.6 feet on the south line and 168.4 feet on the north line, to a dead line and measures 60 feet thereon.

Being the same property conveyed to Roy O. Harper and wife, Johnnie R. Harper a life estate for and during their natural lives, with remainder to Mary Jo Fletcher by Warranty Deed from Tom Fancher and wife, Carolyn B. Fancher, dated November 19, 1971, of record in Book 4554, Page 763, Register's Office for Davidson County, Tennessee. The said Roy O. Harper died on 04-16-1981. Johnnie R. Harper died on 01-06-1996.

This conveyance is subject to the current year's property taxes which have been prorated, 2017 and subsequent years taxes are assumed by the Grantees, including Rollback taxes, if any, all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

unimproved ☐
This is improved ☒ property, known as 618 Shady Lane, Nashville, TN 37206

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my hand this 28th day of February, 2017.

Estate of Mary Jo Fletcher

BY: Tennessee Baptist Foundation, Executor

By: _____
C. William Gruenewald, III
President-Treasurer

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, C. William Gruenewald, III with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that himself to be the President-Treasurer of Tennessee Baptist Foundation Executor of Estate of Mary Jo Fletcher the within named bargainor, and as such President being authorized so to do, executed the within instrument for the purposes therein contained and on behalf of Tennessee Baptist Foundation, Executor of Estate of Mary Jo Fletcher.

Witness my hand and official seal this 28th day of February, 2017.

Notary Public _____

My Commission Expires:
11/6/2019

LONNIE TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

RETURN RECORDED DOCUMENTS TO:

Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

True Copy Certification

I, Connie Taylor, 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.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Greg Fairbetter, a notary public for this county and state, Connie Taylor, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's signature

My Commission Expires: 11/06/2017

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 6, 2017