THIS INSTRUMENT PREPARED BY: HENRY F. TODD, JR.
ATTORNEY AT LAW
404 E. COLLEGE STREET
DICKSON, TENNESSEE 37055
(No Title Search preformed)

BILL GARRETT, Davidson County
Trans:T20170022633 DEEDWARR
Recvd: 03/16/17 14:36 4 pgs
Fees:22.00 Taxes:0.00
20170316-0025949

EXECUTOR'S DEED

ADDRESS OF NEW OWNERS
William Dodson
1216 Carnton Lane
Franklin, TN37064

SEND TAX BILLS TO:
SAME
MAP 169
PARCEL 25

FOR AND IN CONSIDERATION of the sum of One ($1.00) Dollar cash in hand paid by WILLIAM DODSON, the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, I, WILLIAM DODSON, as Executor for the Estate of Emmett Dodson, deceased, acting under and by virtue of the authority vested in me by the terms of the Last Will and Testament of Emmett Dodson, of record in Will Book 16P, Page 2064, in the Office of the Probate Court of Davidson County, Tennessee, and by the provisions of said Last Will and Testament, have bargained and sold, and by these presents do transfer and convey unto WILLIAM DODSON, his heirs and assigns, a certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

TRACT 1

A tract of land located in the Ninth Civil District of Davidson County, Tennessee, and described as follows:

BEGINNING at a stake in south boundary of State Highway No. 100, John York's northwest corner; thence with south boundary of said State Highway No. 100 south 60 degrees west 150 feet to a stake in south boundary of said State Highway, Spence King's northeast corner, thence with his line south 29 ½ degrees east 48 4/5 poles to a stake at the fence post marked as corner, his corner in J. T. Pott's heirs west boundary line near top of hill; thence with said Pott's heirs line north 3 ½ degrees east passing theirs and J. H. Cartwright's corner at 9 2/5 poles in all 13 4/5 poles to a stake in said Cartwright's

west boundary line, John York's corner; thence with his line north 27 degrees west 38 poles to the beginning, containing 2 ½ acres, more or less.

Being the same property conveyed to Emmett Dodson and wife, Karen K. Dodson, by deed from Fred L. King and wife, Annie Mae King, as of record in Book 4593, Page 746, Register's Office for Davidson County, Tennessee.

TRACT 2

A tract of land located in the Ninth Civil District of Davidson County, Tennessee, and described as follows:

BEGINNING at a stake in J. T. Pott's N.B. line at John York's southwest corner of 5.25 acre tract, and being also the southeast corner of a six and three-fourths acre tract of which this conveyance is part, thence with said York's line north 10 deg. east 27-1/3 poles to a stake in said line 8 feet south of his northwest corner; J. H. Cartwright's corner; thence with his line south 59 ½ deg. west 24 3/5 poles to a stake, his corner, at southeast corner of yard fence; thence with his line north 60 deg. west 3.1 poles to a stake his corner in the south boundary line of another tract of 10.1 acres purchased by said J. H. Cartwright of E. N. Brown; thence with said J. H. Cartwright's line of same south 49 ¾ deg. west 3 ¾ poles to a stake in same his corner at northwest corner of yard fence; thence with his line south 46 ½ deg. east 3 2/5 poles to a stake at southwest corner of yard fence, his corner, thence with his line south 30 deg. west 14 ½ poles to a stake on ridge in J. T. Pott's north boundary line; thence with his line north 87 deg. east 28.1 poles to the beginning, containing 3 acres and 120 square poles more or less and being the southeast portion of a 6 ¾ tract of land purchased by J. H. Cartwright from E. N. Brown and being the same property conveyed to Fred L. King and wife, Annie Mae King by Glenn R. Williams and wife, Gertie King Williams as of record in Book 1404, Page 626, RODC, TN.

Another tract of land located in the 9th Civil District of Davidson County State of Tennessee, and described as follows: Beginning at a stake in J. T. Potts' heirs north boundary line at said C. D. King's southwest corner of a 3 ¾ acre tract of land which he purchased of J. H. Cartwright; thence with said Potts' heirs line south 87 degrees west 21 poles to a stake, their corner, in the east boundary line of a tract of land purchased by C. D. King of Lizzie Baltimore and Jennie Knight thence with said C. D. King's line of same north 3 ½ deg. east 8 feet to a stake in same line in same said J. H. Cartwright's corner; thence with his line north 87 deg. east 21 1/3 poles to a stake in the west boundary line of the aforesaid tract of C. D. King, thence with his line south 30 deg. west 9 3/10 feet to the beginning, containing 1/15 of an acre, more or less, and connecting two tracts of land now owned by said C. D. King, being the southwestern portion of a tract of land purchased by J. H. Cartwright of E. N. Brown, and being same property conveyed to Fred L. King and wife, Annie Mae King by Glenn R. Williams and wife, Gertie King Williams, of record in Book 01404, Page 626, RODC, TN.

Another tract of land located in the 8th Civil District of Davidson County, Tennessee, and described as follows: Beginning at a stone in west boundary line of a 5 ½ acre tract of land sold by E. N. Brown to John York and later conveyed by him to his wife along with other lands of which this tract is part, thence with said Mrs. Gertrude York's line north 83 ½ deg. east 10 poles to a stone, her corner; thence with her line north 75 deg. east 8 poles to a stone, her corner, thence with her line south 89 deg. east 10 1/3 poles to a stone, her corner, in Phillip Brown's heirs' line, thence with their line south 3 ½ deg. west 22 poles to a large leaning hickory, their corner, also J. T. Pott's heirs corner; thence with their line south 87 deg. west 29 ½ poles to a stone in their line, said C. D. King's southeast corner, thence with his line north 10 deg. east 18 2/3 poles to the beginning, containing 3 7/10 acres, more or less, and being the same property conveyed to P. B. Kinnie, etux by deed from Robert York, etux of record in Book 1633, Page 517, RODC, TN.

Being the same tract or parcel conveyed to Fred L. King etux Annie Mae King by Glen Ben Perry of record in Book 2201, Page 430, RODC, TN.

Being the same property conveyed to Emmett Dodson and wife, Karen K. Dodson from Fred L. King and wife, Annie Mae King, as of record in Book 6651, Page 570, Register's Office for Davidson County, Tennessee.

This property is being transferred according to the instruction of the Last Will and Testament of Emmett Dodson, dated April 18, 1994 and of record in Will Book 16P, Pages 2064, in the office of the Probate Court of Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said WILLIAM DODSON, his heirs and assigns, forever.

And I hereby covenant with the said WILLIAM DODSON, that as such Executor, I am lawfully seized and possessed of said land in fee simple; and that I have a good right to convey it, and the same is unencumbered.

And I do further covenant and bind myself and my successors and representatives, that as such Executor, but not further or otherwise, I will warrant and forever defend the title to the said land to the said WILLIAM DODSON, his heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS my hand, this 12 day of March, 2017.

ESTATE OF EMMETT DODSON

William Dodson, Executor

WILLIAM DODSON, EXECUTOR

STATE OF TENNESSEE
COUNTY OF DICKSON

I, a Notary Public of the State and County aforesaid, certify that the within named bargainer, William Dodson, Executor of the Estate of Emmett Dodson, with whom I am personally acquainted or who was proved on the basis of satisfactory evidence to me to be the person described in and who executed the foregoing instrument, personally appeared before me and acknowledged under oath that he executed the foregoing instrument as his free act and deed for the purposes therein contained.

Witness my hand and official seal at office in said County this 12th day of March, 2017.

KATHERINE G. DOUGHTY NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

Katherine G. Doughty

NOTARY PUBLIC

My Commission Expires: 5/7/2020

****

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer is exempt, this being a transfer incident to the distribution of the Estate of Emmett Dodson, pursuant to his Last Will and Testament.

William Dodson, Executor

AFFIANT

Sworn to and subscribed to before me this 12th day of March, 2017.

KATHERINE G. DOUGHTY NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

Katherine G. Doughty

exp 5-7-2020