BILL GARRETT, Davidson County
Trans:T20170033321 DEEDQC
Recvd: 04/20/17 10:42 3 pgs
Fees:17.00 Taxes:0.00
20170420-0038787

PREPARED BY:

A. Michelle Poss
95 White Bridge Road, Suite 509, Cavalier Building
Nashville, TN 37205-1427
(615) 542-5339
(615) 242-4475 (fax)

EXECUTOR'S QUITCLAIM DEED

Address of New Owner(s)	Send Tax Bills To:	Map and Parcel Numbers
Nancy Herndon **1363 General George Patton Road** **Nashville, TN 37221**	**Same**	**142-05-0-B-042-00-CO**

Know all men by these presents that Terry J. Canady as Executor of the **Estate of Vaunez S. Brakebill**, in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid, the receipt of which is hereby acknowledged; pursuant to the Will and First Codicil thereto of Vaunez S. Brakebill, Davidson County Probate Court No. 16P-778, does hereby quitclaim and convey to Nancy Herndon and all interest in the following property:

Land in Davidson County, Tennessee, being Unit G-306, together with the carport designated Number G-306-C, on the plan of Amended Section 3 River Plantation Condominium Apartments, of record in Plat Book 4675, pages 75 thru 77, amended in Plat Book 4675, pages 103 thru 105, and in Book 6231, page 156, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of River Plantation (Section Three), a horizontal property regime established by Master Deed of record in Book 4784, page 464, and amended in Book 5785, page 180, and in Book 5840, page 663, said Register's Office.

Being the same property conveyed to John Graham Sugg, unmarried, by deed dated June 27, 1996, from Gina L. Kosser, unmarried, of record in Book 10106, page 130, Register's Office for Davidson County, Tennessee. John Graham Sugg having since died on February 16, 2015. By Will of John Graham Sugg of record in the Seventh Circuit Court for Davidson County, Tennessee, Probated Division, Docket No. 15P-450, John Graham Sugg directed that all real property owned by him at the time of his death be administered as party of his probated estate. Letter Testamentary were issued to Graham Colyar Sugg.

Being the same property conveyed to Vaunez Brakebill by Warranty Deed from Graham Colyar Sugg, as Executor of the Estate of John Graham Sugg, Seventh Circuit Court for Davidson

County, Tennessee, Probate Division, Docket No. 15P-450, of record as document number 20150707-0065521 in the Register of Deeds Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed (and By-Laws) for River Plantation (Section Three), of record in Book 4784, page 464, and amended in Book 5785, page 180, and in Book 5840, page 663, Register's office for Davidson County, Tennessee.

2. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101. et seq.

3. All matters appearing on the Plan of record as Book 4675, pages 75 thru 77, amended in Book 4675, pages 103 thru 105, and Book 6231, page 156, Register's Office for Davidson County, Tennessee.

This is improved property known as 8300 Sawyer Brown Road, Apartment G306, Nashville, Tennessee 37221.

This instrument is exempted from the valuation oath pursuant to *Tennessee Code Annotated* § 67-4-409(a)(5).

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

This instrument was prepared based solely upon information supplied by the parties, no record search having been conducted to verify the property description or to determine ownership or status of title.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 11 day of April, 2017.

Terry J. Canady, Executor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Dana Cothern, a Notary Public in and for said County and State, the within named, Terry J. Canady, Executor, the Bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 12th day of April, 2017.

DANA COTHERN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Dana Cothern
Notary Public

My Commission Expires: 10-7-19

My Commission Expires_____