BILL GARRETT, Davidson County
Trans:T20170033321 DEEDQC
Recvd: 04/20/17 10:43 3 pgs
Fees:17.00 Taxes:0.00
20170420-0038788

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**	**142-09-0E-115**

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, which specifically authorized him to convey this real property and which directed that this real property be administered as part of her estate, and; for the purpose of making a distribution from the Estate of Vaunez S. Brakebill, Davidson County Probate Court No. 16P-778, does hereby quitclaim and convey to Nancy Herndon any and all interest of the Estate of Vaunez S. Brakebill in the following property:

A certain tract or parcel of land located in Davidson County, Tennessee described as follows, to-wit;

Unit No. 1329, together with the Carport designated No. 1329 C, in River Plantation Section Seven, a Condominium, a Horizontal Property Regime, located on Sawyer Brown Road and General George Patton Road, Nashville, Davidson County, Tennessee, as shown on the plat of River Plantation, Section Seven, Condominium Apartments, of record in Plat Book 5200, pages 705 and 706, Register's Office for Davidson County, Tennessee, and described in a Master Deed recorded in Book 6226, page 9, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of River Plantation, Section Seven, Condominium Apartments, contained in the Master Deed, and By-laws appended thereto, recorded in Book 6226, page 9, Register's Office for Davidson County, Tennessee and are incorporated in this deed by reference and made part hereof the same as though copied herein.

Being the same property conveyed to Luke Myers and wife, Molly Myers, by deed from Danielle Janatti-Idrissi, individually and as Executrix under the Last Will and Testament of Suzanne O'Brien, deceased, of record as Instrument No. 20110321-0021637, dated December 15, 2010, said Register's Office. Being further

conveyed to Peachtree Hills, LLC by deed from Luke Myers and wife, Molly Myers, of record as Instrument No. 20110517-0037812, dated May 17, 2011, said Register's Office.

Being the same property conveyed to Vaunez S. Brakebill by Warranty Deed from Peechtree Hill, L.L.C., an Alabama limited liability company, on August 20, 2012, of record as Instrument number 20120820-0074283 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 1329 General George Patton Road, 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_____