BILL GARRETT, Davidson County
Trans:T20170033387 DEEDQC
Recvd: 04/20/17 11:50 3 pgs
Fees:17.00 Taxes:0.00
20170420-0038860

Prepared By:
NEAL & HARWELL, PLC
1201 Demonbreun Street
Suite 1000
Nashville, Tennessee 37203
(615) 244-1713

EXECUTOR'S DEED

ADDRESS NEW OWNERS:	SEND TAX BILLS TO:	MAP-PARCEL:
Michael Newman, *et al.* 232 Ashawn Boulevard Old Hickory, TN 37138	SAME	09705001400

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable consideration, the receipt of which is hereby acknowledged, and in connection with the Estate of James E. Eddings, Jr., the decedent's Last Will and Testament having been duly admitted to probate in Davidson County, Tennessee, as File No. 16P-1838, in the Probate Division of the Circuit Court for Davidson County, Tennessee, Michael Newman and David Newman, Co-Executors of the Estate of James E. Eddings, Jr., hereinafter collectively called the GRANTOR, by these presents do hereby quitclaim, transfer and convey unto Michael Newman and David Newman, individually, as tenants in common, each with a one-half (½) undivided interest, the GRANTEES herein, a tract of land in Davidson County, Tennessee, described as follows, to wit:

> Land in Davidson County, Tennessee, being Lot No. 36 on the Plan of Hickory Bend Section 7, as of record in Book 3600, page 29, Register's Office for Davidson County, Tennessee.
>
> Said Lot No. 36 being a corner lot fronts 170 feet on the northeasterly side of Oak Cliff Drive, 285.6 feet on the northwesterly side of Larchwood Drive, and 39.27 feet on the curving corner at said intersection, and runs back between lines which converge, 299.67 feet on the broken westerly line and 247.0 feet on the northeasterly line to a point at the rear.

Being the same property conveyed to James E. Eddings, Jr. and wife, Freddie S. Eddings by warranty deed from Thurman Home Building Corporation, of record in Book 4217, page 939, Register's Office for Davidson County, Tennessee, the said Freddie S. Eddings having died November 25, 2007.

This is improved property known as 626 Larchwood Drive, Nashville, TN 37214.

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

Whenever 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 their hands this 31 day of March, 2017.

MICHAEL NEWMAN, Co-Executor

DAVID NEWMAN, Co-Executor

ACKNOWLEDGMENTS

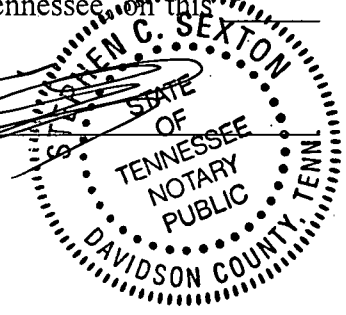
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a notary public in and for said county and state, Michael Newman and David Newman, Co-Executors of the Estate of James E. Eddings, Jr., the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained, in their capacity as Co-Executors of the Estate of James E. Eddings, Jr.

WITNESS my hand and official seal, at office in Nashville, Tennessee, on this 31st day of March, 2017.

Notary Public

My Commission Expires: 10/7/19

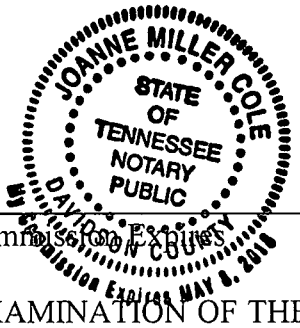


STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $0.00, as this transfer is exempt from real estate transfer tax pursuant to Tenn. Code Ann. § 67-4-409(a)(3)(D).

Affiant

Sworn to and subscribed before me this 19TH day of APRIL, 2017.



Notary Public

My Commission Expires

NO EXAMINATION OF THE PUBLIC RECORDS HAS BEEN MADE BY THE PREPARER OF THIS INSTRUMENT TO DETERMINE OWNERSHIP OR STATUS OF TITLE.