BILL GARRETT, Davidson County
Trans:T20170044840 DEEDWARRSP
Recvd: 05/25/17 16:00 3 pgs
Fees:17.00 Taxes:0.00
20170525-0052437

This Instrument prepared by:
James R. Cheshire, III, Attorney
915 Huntington Circle
Nashville, Tennessee 37215

EXECUTORS' SPECIAL WARRANTY DEED

Address New Owner as Follows:	Send tax bills to:	Map-Parcel No.:
Beth Scott Clayton, Co-Trustee 502 Armistead Place Nashville, Tennessee 37215	Same	Map: 106-9, Par.: 15

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

This deed is executed by executors to implement a testamentary devise and, as such, pursuant to TCA Section 67-4-409(a)(3)(D) no transfer tax is due.

AFFIANT

Subscribed and sworn to before me
this 25th day of May, 2017.

Misty B. Trujillo
Notary Public

My commission expires: 01/31/2018

MISTY B. TRUJILLO
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES: JANUARY 31, 2018

FOR AND IN CONSIDERATION OF THE SUM OF Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged,

the undersigned, **Beth Scott Clayton and Dollye F. Clayton, Co- Executors of the Estate of Scott Clayton,** deceased, with full power to sell and convey without the joinder of any beneficiary of such estate or approval of any court, herein referred to as **"Grantors"**, do hereby transfer, convey and assign **to Beth Scott Clayton and Dollye F. Clayton, Co-Trustees of The Scott Clayton Exempt Family Trust dated 06/01/2017 under Agreement dated 08/17/2007**, hereinafter referred to as **"Grantees"**, their successors and assigns, an undivided fifty percent (50%) interest as tenants-in-common in and to certain real property in Davidson County, Tennessee specifically described as follows:

Being Lot No. 5 on the Plan of Subdivision of the Lands of L. P. Hagan, Deceased, or record in Book 843, Page 80, Register's Office for Davidson County, Tennessee, and more fully described according to the description provided by Phillip E. Holmes, Jr., Tennessee Registered Land Surveyor No. 1728, dated March 18, 2008, as follows:

Beginning at a point on the northerly margin of Woodycrest Avenue, said point being the southeasterly corner of the McLemore Property, as of record in Book 10486, Page 682, Register's Office for Davidson county, Tennessee, and being more particularly described as follows:

THENCE, N 01 degrees 54'45" E, 150.00 feet to a point;
THENCE, S 89 degrees 04'24" E, 50.00 feet to a point;
THENCE, S 01 degrees 54'45" W, 150 feet to a point;
THENCE, N89 degrees 04'24"W, 50 feet to THE POINT OF BEGINNING.

Being the same property conveyed to Scott Clayton as to a fifty percent (50%) interest, Beth Scott Clayton as to a 29.184% interest, and Dolly F. Clayton as to a 20.816% interest, by deed from Villa Way, LLC of record as Instrument No. 20080429-0043673, further being the same property in which Dollye F. Clayton conveyed a 15.569% interest to Beth Scott Clayton by deed recorded as Instrument No. 20170525-0052435, said Register's Office, and further being the same property in which Dollye F. Clayton conveyed a 5.256% interest to Beth Scott Clayton by deed recorded as Instrument No. 20170525-0052436, said Register's Office.

This is improved property know as 474 Woodycrest Avenue, Nashville, Tennessee.

This conveyance is made subject to 2017 Metropolitan Government taxes, a lien, but not yet due and payable, zoning regulations, building restrictions, set back lines, and to any liens, easements or restrictions of record.

TO HAVE AND TO HOLD all of Grantors' rights, title and interests in and to the above described Interest in said property unto the said Grantees, their successors and assigns, forever in fee simple.

AND the Grantors do covenant with the Grantees that Grantors in their capacity as such co-executors, but no further or otherwise, (i) are lawfully seized and possessed of said interest in said property in fee simple, (ii) have a good right to convey same, and (iii) except as noted above, the said interest in said property is free from all encumbrances made by Grantors; and Grantors will warrant and forever defend the title to said interest in said property to the said Grantees, their successors and assigns, against the lawful claims of all persons claiming by, through or under Grantors, but no further or otherwise.

WITNESS our hands this 25 day of May, 2017, but effective as of June 1, 2017.

Beth Scott Clayton

Beth Scott Clayton, Co-Executor of the Estate of Scott Clayton, deceased

Dollye F. Clayton

Dollye F. Clayton, Co-Executor of the Estate of Scott Clayton, deceased

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, Beth Scott Clayton and Dollye F. Clayton, Co-Executors of the Estate of Scott Clayton deceased, the 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.

WITNESS my hand and official seal at Nashville, Tennessee, this 25 day of May 2017.

Notary Public

My commission expires: 1-6-2020

RICHARD A. JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

MY COMMISSION EXPIRES:
JANUARY 06, 2020