BILL GARRETT, Davidson County
Trans:T20170066214 DEEDQC
Recvd: 08/02/17 09:05 3 pgs
Fees:17.00 Taxes:0.00
20170802-0078374

Record and Return Mail To:
This Instrument Prepared By:
RUSS COOK AND ASSOCIATES, P.C.
Attorneys at Law
5141 Virginia Way, Suite 220
Brentwood, Tennessee 37027
(615) 370-2444

Prepared from information supplied by the parties.

THIS INSTRUMENT DOES NOT CONSTITUTE A WARRANTY OF TITLE, COVENANTS, DESCRIPTIONS OR ANY OTHER INFORMATION CONTAINED HEREIN.

New Owners: Robert R. Lawhon
621 Pendlebury Park Place
Franklin, TN 37069

James B. Lawhon
P.O. Box 470
Lyons, CO 80540

Send tax notice to: Robert R. Lawhon
621 Pendlebury Park Place
Franklin, TN 37069

Map: 131-3
Parcel: 12

ADMINISTRATOR'S DEED

I, Lori L. Dulaney, Administrator C.T.A. of the Estate of Elizabeth T. Lawhon ("Grantor"), appointed by the Davidson County Probate Court, File No. 16P-1825, and pursuant to the authority granted me under the decedent's Last Will and Testament, do hereby devise, release, grant, bargain, sell, convey and forever quitclaim, convey and transfer to Robert R. Lawhon ("First Grantee"), his heirs and assigns, one-half (50%) of the Estate's interest in the following described tract of land in Davidson County, Tennessee; and to James B. Lawhon ("Second Grantee"), his heirs and assigns, the remaining one-half (50%) of the Estate's interest in the following described tract of land in Davidson County, Tennessee:

> Land in the 7th Civil District of Davidson County, Tennessee, being part of the North 10 feet to Lot No. 65 on George W. Blair's Revised Plan of Belmont Park Place, as or record in Book 421, pages 118 and 119, Register's Office for said County, and being shown as a 10 foot strip on the Plan of Colonial Heights, as of record in Book 1130, page 102, said Register's Office, and part of Lots 5 and 6 on the Plan of the Subdivision of the Phoebe Nicholson Heir's property, as of record in Minute Book "J," page 293, of the Chancery Court for said County, and being

shown as Lot No. 12 in George T. Hicks, unrecorded subdivision at Lane Oak Road and Warfield Drive, as described as follows:

Beginning on the northerly margin of Warfield Drive at the southwest corner of the property conveyed to Paul E. Brien and wife, by deed from George T. Hicks and wife, of record in Book 2024 at page 271, said Register's Office, thence with said Briens western boundary line northerly 215 feet; thence North 87 degrees 30 minutes west 67 feet to the northeast corner of the property conveyed to William N. Demars by deed from John Leland Howard and wife, of record in Book 3183, page 291, said Register's Office, thence with Demars eastern boundary line southerly 215 feet to the northerly margin of Warfield Drive; thence with the same easterly 67.0 feet to the beginning.

Being part of the property conveyed to Elizabeth P. Lawhon by Claudia C. Bonnyman, by indenture conveyance dated June 7, 1999, of record in book 11518, pages 233-234, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the restrictive covenants of record in book 4193, page 144, Register's Office for Davidson County, Tennessee; owner's certificate, easement for public utilities and drainage purposes, anchor easements on the northwesterly and northeasterly corners, a minimum building setback line from Camelot Road of 75 feet, as show on plan of record in book 3700, page 151, Register's Office for Davidson County, Tennessee.

Description is taken from prior deed of record. This improved property is known as 1814 Warfield Drive, Nashville, Tennessee 37215.

As a result of this conveyance, the aforementioned tract of land is owned one-half (50%) by James B. Lawhon, and one-half (50%) by Robert R. Lawhon.

No survey, no title examination, and no title insurance has been made or acquired for this transfer.

IN WITNESS WHEREOF, the Grantor hereby affixes her signature on the 14th day of July, 2017.

ESTATE OF ELIZABETH P. LAWHON, DECEASED

BY: Lori L. Dulaney
Lori L. Dulaney, Administrator C.T.A.

STATE OF Tennessee
COUNTY OF Davidson

Lori L. Dulaney, Administrator C.T.A., personally appeared before the undersigned, a Notary Public in and for said county and state, and with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument as her free act and deed for the purposes therein contained.

Witness my hand and official seal this 14th day of July, 2017.

Andrew Strickland
Notary Public

ANDREW STRICKLAND
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 04-03-2021

My Commission Expires: 04-03-2021
STATE OF Tennessee
COUNTY OF Davidson

The actual consideration for this transfer is Zero Dollars ($0).

Lori L. Dulaney
Affiant

Sworn to and subscribed to before me, this the 14 day of July, 2017.

Notary Public

My Commission Expires:
7-2-18

ALEXANDER S. FASCHING
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 2, 2018