This instrument prepared by:
Mid-State Title & Escrow, Inc.
128 Holiday Court, Suite 125
Franklin, Tennessee 37067
MST File No. 2017-1270

Davidson County DEEDWARR
Recvd: 09/05/17 10:28 3 pgs
Fees:18.00 Taxes:720.76
20170905-0090838

NEW OWNER:	**SEND TAX BILL TO:**	**MAP & PARCEL:**
Atef Israel 1460 Priestshore Bay Antioch, TN 37013	U.S. Bank Home 2300 Vine St. Cincinnati, OH 45212	164-08-0B-093.00-CO

Executor's Deed

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantees and other good and valuable considerations, the receipt of which is hereby acknowledged, **Valerie Gentry, Executor of the Estate of Cynthia Lee Frear, deceased, in accordance with the provisions of TCA 66-4-101 et seq. and pursuant to the power and authority given to the said Grantors according to the Last Will and Testament of the decedent as of record In the Matter of the Estate of Cynthia Lee Frear, Deceased, in the Circuit Court of Davidson County, Tennessee, No. 17P681 and pursuant to Letters Testamentary issued on May 4, 2017, by the Circuit Court of Davidson County, Tennessee (*See* Exhibit A),** hereinafter called the Grantor, has bargained and sold and by these presents do transfer and convey unto **Atef Israel, a single man,** hereinafter called the Grantees, and their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 40 on the Plan of Final Plat of Lakewalk of record in Plat at Instrument No. 20060124-0009100, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Cynthia Lee Frear, unmarried by Warranty Deed from Greenvale Construction, LLC of record in Instrument No. 20071019-0124280, Register's Office for Davidson County, Tennessee, dated October 15, 2007 and recorded on October 19, 2007. Cynthia Lee Frear died April 14, 2017,

giving her Executor, Valerie Gentry, full power and authority to convey said property in her Last Will and Testament filed in Probate Docket No. 17P681.

Subject to: Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable. Easements or claims of easements not shown by the Public Records. Taxes for the year 2017, a lien not yet due and payable. Subject to all matters shown on the Plan of record in Plat at Instrument No. 20060124-0009100, Register's Office for Davidson County, Tennessee. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20050127-0010145, Register's Office for Davidson County, Tennessee. Homeowner's Association By-Laws of record in Instrument Number 20050128-0010524, in the Register's Office for Davidson County, Tennessee. Homeowner's Association Charter of record in Instrument Number 20050128-009336, in the Register's Office for Davidson County, Tennessee. Grant of Transmission Line Easement of record in Book 4425, Page 575, in the Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Executed to be effective as of the 28 day of August, 2017.

The Estate of Cynthia Lee Frear

BY: Valerie Gentry, Executor
Valerie Gentry, Executor

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of the state and county mentioned, personally appeared Valerie Gentry, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be Executor of The Estate of Cynthia Lee Frear, the within named bargainor, and that she as such Executor executed the foregoing instrument for the purpose therein contained, by signing the name of the estate by herself as Executor.

Witness my hand this 28 day of August, 2017.

Notary Public

My Commission Expires: 5-27-2019

State of Tennessee
County of Williamson

The actual consideration or value, whichever is greater for this transfer is $194,800.00

Affiant

Sworn to and subscribed to before me this 28 day of August, 2017.

Notary Public

My Commission Expires: 5-27-2019

I, Andy Maloney, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Julie Coone, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 5-3-2021