Bill Garrett Davidson County
Batch# 4234 DEEDWARR
09/25/2017 03:41:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20170925-0098121

This Instrument Prepared By:
Sherrard Roe Voigt & Harbison, PLC (TJS)
150 3rd Ave. South, Suite 1100
Nashville, TN 37201

EXECUTOR'S DEED

Address New Owners:	Send Tax Bills To:	Map/Parcel Number:
Maurice D. Wilhoite Joyce Nadine Hickerson 3241 Hummingbird Drive Nashville, Tennessee 37218	Maurice D. Whilhoite 3241 Hummingbird Drive Nashville, Tennessee 37218	Map 59-13 Parcel 40

WHEREAS, Oesteen Wilhoite (the "Decedent") died on October 19, 2016, and Decedent's Last Will and Testament, dated November 14, 2012, was admitted to probate on December 1, 2016, as Case No. 16P1906 in the Seventh Circuit Court for Davidson County, Tennessee (Probate Division) (the "Will"); and

WHEREAS, Barbara V. Thomas is the duly appointed Executor (the "Executor") of the Decedent's Estate (the "Estate") under the Will; and

WHEREAS, the Executor desires to convey all of the Decedent's right, title and interest in and to certain real property located in Davidson County, Tennessee, described on **Exhibit A** attached hereto and incorporated herein by this reference (the "Property") to Maurice D. Wilhoite and Joyce Nadine Hickerson, as equal tenants in common, in order to settle matters of the Estate in accordance with the terms of the Will.

NOW, THEREFORE, in consideration of the foregoing premises and no other monetary consideration, the Executor hereby transfers, and conveys all of the Executor's right, title and interest in the Property to Maurice D. Wilhoite and Joyce Nadine Hickerson, as equal tenants in common (the "Beneficiaries").

This is improved property known as 3224 Hummingbird Drive, Nashville, Tennessee 37218.

This Property is being transferred expressly subject to all limitations, restrictions and encumbrances that may affect the Property.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to the Beneficiaries, their successors and assigns, forever; and the Executor hereby transfers, assigns, and sets over unto the Beneficiaries, all of the Estate's right, title and interest in the said Property with full benefit of the Executor's warranties to the maximum extent that she can or should do as Executor, but not further or otherwise.

IN WITNESS WHEREOF, the Executor has executed this instrument this 25th day of September, 2017.

Barbara V. Thomas, Executor

Barbara V. Thomas, Executor
Estate of Oesteen Talley Wilhoite

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for said State and County, Barbara V. Thomas, who upon oath acknowledged that she is the Executor of the Estate of Oesteen Talley Wilhoite, deceased (the "Estate"), the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who further acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, this 25th day of September, 2017.

Notary Public

My Commission Expires: 9/7/2021

BEVERLY SEBASTIAN STATE OF TENNESSEE NOTARY PUBLIC My Comm. Exp. Sept. 7, 2021 DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

This transfer is exempt from taxation pursuant to T.C.A. 67-4-409 (a)(3)(D).

Thomas J. Sherrod

Affiant

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

Notary Public

My Commission Expires: 9/7/2021

BEVERLY SEBASTIAN STATE OF TENNESSEE NOTARY PUBLIC My Comm. Exp. Sept. 7, 2021 DAVIDSON COUNTY

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EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 108 on the Map of Treppard Heights Subdivision, Section 7, as of record in Book 2900, page 13, Register's Office for said County.

Said Lot No. 108 fronts 90 feet on the southerly side of Hummingbird Drive, and extends back 412.6 feet on the westerly line and 397.7 feet on the easterly line, to a line in the rear on which it measures 128.6 feet.

Being the same property conveyed to Robert F. Wilhoite and wife, Oesteen Wilhoite, by deed from Howard E. Hodges and wife, Katye Lewis Hodges, of record in Book 4309, page 165, Register's Office for Davidson County, Tennessee. The said Robert F. Wilhoite having since died on or about December 1, 2011, and his interest vested in Oesteen Wilhoite, his surviving spouse.

CERTIFICATE OF AUTHENTICITY

I, Thomas J. Sherrard, 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.

Thomas J. Sherrard

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public in and for the County and State aforesaid, personally appeared, Thomas J. Sherrard, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledges this certification of an electronic document is true and correct.

WITNESS my hand and seal at office in Nashville, Tennessee, this 25th day of September, 2017.

Notary Public

My Commission Expires: 9/7/2021

BEVERLY SEBASTIAN
STATE OF TENNESSEE NOTARY PUBLIC
My Comm. Exp. Sept. 7, 2021
DAVIDSON COUNTY