Bill Garrett Davidson County
Batch# 43047 DEEDQC
01/02/2018 08:59:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20180102-0000058

PERSONAL REPRESENTATIVE DEED

This document was prepared by:

Mr. Patrick Johnson, Esq.
Tennessee BPRN 7339
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Nashville, Tennessee 37205
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Address New Owner as follows:	Send Tax Bills to:	Map-Parcel Numbers
Annette F. Hamilton 64 West Zane Street Long Beach, CA. 90805	Same as New Owner	105 03 0 261.00

Pursuant to her duties and responsibilities as the Personal Representative of the Estate of Agnes Helen Kidd with a copy of the Letters Testamentary attached hereto and pursuant to the Last Will and Testament of Agnes Helen Kidd, **Donna Featherston** (hereinafter called the "Grantor"), does transfer and convey unto **Annette F. Hamilton** (hereinafter called the "Grantee"), her heirs, successors and assigns, a certain tract/parcel of land in Davidson County, Tennessee, described as follows:

> Being the southerly part of the east part of Lot No. 26 and the northerly part of the east part of Lot No. 27 of John Nelson's Addition to Nashville, Tennessee as of record in Book No.2, Page 182, Register's Office For Davidson County, Tennessee, more bounded and described as follow:
>
> Beginning on the westerly margin of Second Avenue South (formerly Market Street) at a point 128 feet and 9 inches northerly from the

southeast corner of said Lot No. 27; thence with the westerly margin of said Avenue northerly 33 ½ feet to the southeast corner of a part of Lot 26 conveyed by D.F. Wilkins to James A. McClure by deed of record in Book 45, Page 145 in said Registers Office; thence westerly with said McClure's south line 127 ½ feet, more or less, to the easterly margin of an alley; thence with said alley southerly 33 ½ feet to a point opposite the beginning, thence easterly 127 ½ feet, more or less, to the point of beginning.

Being a part of the same property conveyed to John L. Kidd and Wife, Helen Kidd by deed from Robert Young and John T. Baugh of record at Book 3617, Page 403 Registers Office for Davidson County, Tennessee with John Kidd having predeceased Agnes Kidd.

This is improved property known as 1239 Second Avenue South, Nashville, Tennessee, 37210.

The Grantor makes no covenants and/or warranties with said Grantee and said property is conveyed subject to such limitations, restrictions and encumbrances as may effect title to said property.

WITNESS my hand on this the 20th day of Dec, 2017.

Donna Featherston,
Personal Representative
Estate of Agnes Helen Kidd

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the below listed Notary Public for the aforementioned state and county, personally appeared **Donna Featherston**, the Grantor named herein, with whom I am personally acquainted and who, upon oath, acknowledged that she is the Grantor named herein, is authorized to make this transfer for the purposes contained herein. Witness my hand on this the 20th day of December, 2017.

Notary Public

My Commission Expires: July 6, 2020

CARRIE BERRY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $0.

Donna Featherston,
Personal Representative
Estate of Agnes Helen Kidd

Subscribed and sworn to before me, this the 20th day of December, 2017.

Notary Public

My commission expires: July 6, 2020

CARRIE BERRY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

IN THE CIRCUIT COURT OF DAVIDSON COUNTY, TENNESSEE

(PROBATE DIVISION)

LETTERS TESTAMENTARY

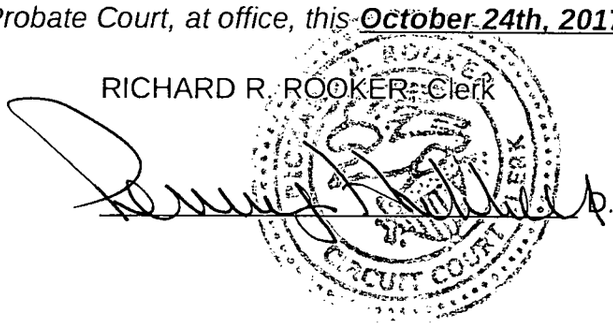
TO: **DONNA FEATHERSTON** DOCKET NO: **17P1552**

*It appearing to the Court that **AGNES HELEN KIDD** has died leaving a written Will in which you are appointed **Executrix** and which has been duly approved by the Court; and you having been qualified according to law, and it having been ordered by said Court that Letters Testamentary issue to you;*

*THESE ARE, THEREFORE, to empower you, the said **DONNA FEATHERSTON**, to enter upon the execution of said Will, and take into your possession all of the property, and to make, within **sixty (60) days** from this date, a perfect inventory thereof, and make due collection for all debts, and after paying all the just demands against the Testator, and settling up the business according to law, you will pay over and deliver the property and effects that may remain in your hands, and do all other things that may be required, according to the provisions of the said will and the laws of the land.*

*WITNESS, Richard R. Rooker, Clerk of the Probate Court, at office, this **October 24th, 2017**.*

RICHARD R. ROOKER, Clerk



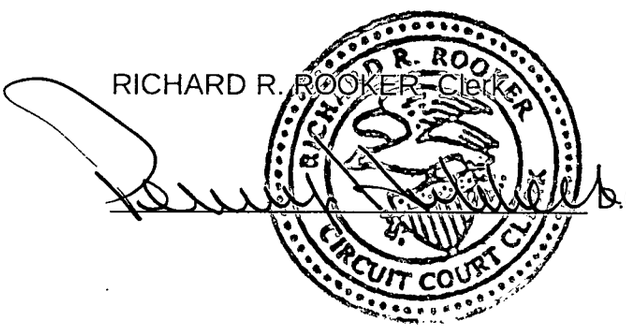
D.C.

STATE OF TENNESSEE)

DAVIDSON COUNTY)

I, RICHARD R. ROOKER, Clerk of the Probate Court of said County, do hereby certify that the foregoing is a true and perfect copy of the Letters Testamentary issued to **DONNA FEATHERSTON** as **Executrix** of the estate of **AGNES HELEN KIDD**, deceased, and I do further certify that **DONNA FEATHERSTON** is still acting **Executrix** of the estate of **AGNES HELEN KIDD** and all acts as such are entitled to full faith and credit as it appears from the official record in my office in Nashville, Tennessee, this the 24th day of October, 2017.

RICHARD R. ROOKER, Clerk



D.C.