Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Blake Hamilton and wife, Lolita Hamilton 945 Plateau Parkway Nashville, Tennessee 37205	**115-01-0-039.00**	**Blake Hamilton and wife, Lolita Hamilton 945 Plateau Parkway Nashville, Tennessee 37205**
This instrument prepared by: Bradley Arant Boult Cummings LLP 1600 Division Street, Suite 700, Nashville, TN 37203		

Bill Garrett Davidson County
Batch# 43148 DEEDWARR
01/02/2018 10:34:42 AM 7 pgs
Fees: $38.00 Taxes: $1,295.00
20180102-0000219

WARRANTY DEED

WHEREAS, Davis H. Carr (the Decedent") was the owner of certain property located in Davidson County, Tennessee pursuant to a deed of record as Instrument No. 20130520-0050540, Register's Office for Davidson County, Tennessee; and

WHEREAS, Decedent died on December 11, 2016, and his last will and testament dated November 5, 2013 (the "Will") is filed of record in Will Book C1, pages 316-341, Probate Court Clerk's Office for Dickson County, Tennessee; and

WHEREAS, pursuant to the terms of the Will and an Order filed in the Probate Court for Dickson County, Tennessee, Docket No. 12-16-150P, Joseph W. Gibbs and James Sochovka were appointed Co-Executors of the Estate of Davis H. Carr; and

WHEREAS, pursuant to the terms of the Will, the Property was devised to Wendy Allison Carr, but the Co-Executors have not conveyed the Property to said Wendy Allison Carr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $350,000.00.

Affiant

Subscribed and sworn to before me this 27th day of December, 2017.

Notary Public

My Commission Expires: 12.12.20

AMANDA MINOR
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON

7/4098258.4
214135-301001

NOW, THEREFORE, FOR AND IN CONSIDERATION of the sum of TEN and NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **JOSEPH W. GIBBS AND JAMES SOCHOVKA, CO-EXECUTORS OF THE ESTATE OF DAVIS H. CARR and WENDY ALLISON CARR** (collectively the "Grantors"), have bargained and sold, and by these presents do transfer and convey to **BLAKE HAMILTON and wife, LOLITA HAMILTON**, (collectively the "Grantees"), Grantees' heirs and assigns, certain land in Davidson County, State of Tennessee, being more particularly described on EXHIBIT A which is attached hereto and incorporated herein by this reference (the "Property").

This is improved property located at **945 Plateau Parkway, Nashville, Davidson County, Tennessee 37205.**

TO HAVE AND TO HOLD the Property with all appurtenances, estate, title, and interest thereto belonging to the Grantee, Grantee's successors and assigns, forever. Grantors covenant with the Grantees that Grantors are lawfully seized and possessed of the Property in fee simple; that Grantors have a good right to convey the Property, and that the Property is unencumbered except as set forth on EXHIBIT B attached hereto.

Grantors further covenant and binds themselves, their successors and assigns to warrant and forever defend the title to the Property to the said Grantees, Grantees' heirs and assigns, against the lawful claims of all persons whomsoever, except that no warranty is made as to the amount of acreage in the Property.

Joseph W. Gibbs and James Sochovka convey the Property in their fiduciary capacity as Co-Executors of the Estate of Davis H. Carr. Notwithstanding anything to the contrary herein, Joseph W. Gibbs and James Sochovka, as Co-Executors of the Estate of Davis H. Carr, shall have no personal liability to the Grantees hereunder or otherwise with respect to the Property.

Wendy Allison Carr joins in this deed to convey any and all interest she has in the Property.

[Signatures on following page]

IN WITNESS WHEREOF, the Grantors have executed this Deed this 27th day of December, 2017.

Joseph W. Gibbs, Co-Executor,
Estate of Davis H. Carr

James Sochovka, Co-Executor,
Estate of Davis H. Carr

Wendy Allison Carr

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, CAROL A. WILSON, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared **Joseph W. Gibbs**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he is a Co-Executor of the Estate of Davis H. Carr, deceased, and that he as such Co-Executor, executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee this 27th day of December, 2017.

CAROL A. WILSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires JULY 6, 2020

Carol A. Wilson
Notary Public

My Commission Expires: 7-6-2020

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, CAROL A. WILSON, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared **James Sochovka**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he is a Co-Executor of the Estate of Davis H. Carr, deceased, and that he as such Co-Executor, executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee this 27 day of December, 2017.

CAROL A. WILSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires JULY 6, 2020

Carol A. Wilson
Notary Public

My Commission Expires: 7-6-2020

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, CAROL A. WILSON, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared **Wendy Allison Carr**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee this 27th day of December, 2017.



Carol A. Wilson
Notary Public

My Commission Expires: 7-6-2020

7/4098258.4
214135-301001

EXHIBIT A

(PROPERTY DESCRIPTION)

Land in Davidson County, Tennessee, being Lot No. 230 on the Plan of West Meade Hills Addition, as of record in Plat Book 3600, page 18, Register's Office for said County.

Said Lot No. 230 fronts 126.13 feet on the westerly margin of Plateau Parkway and extends back between lines 397.0 feet on the southerly line and 389.65 feet on the northerly line, to a dead line in the rear which is a broken line, measuring 139.01 feet thereon.

Being the same property conveyed to Davis H. Carr, unmarried, by deed from Mary Frances Mannion Johnson, unmarried, of record as Instrument No. 20130520-0050540, dated May 17, 2013, said Register's Office. The said Davis H. Carr having since died testate on or about December 11, 2016. Joseph W. Gibbs and James Sochovka, Co-Executors of the Estate of Davis H. Carr have full power to convey said property pursuant to the will of record in Probate Court in Dickson County, Tennessee, Docket No. 12-16-150P.

EXHIBIT B

(Permitted Exceptions)

1. Real property tax for 2017 paid. Subsequent years assumed by Grantee.

2. Matters shown on the plan of record in Plat Book 3600, page 18, Register's Office for Davidson County, Tennessee.

3. Restrictive Covenants contained in instrument of record in Book 3616, page 584, Book 3789, page 119, Book 3957, page 78 and Book 4701, page 858, Register's Office for Davidson County, Tennessee.