Bill Garrett Davidson County
Batch# 48434 DEEDWARR
01/17/2018 03:05:50 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20180117-0004969

This Instrument prepared by:
James R. Cheshire, III, Attorney
915 Huntington Circle
Nashville, Tennessee 37215

EXECUTRIX'S BARGAIN AND SALE DEED

Address New Owner as Follows:	Send tax bills to:	Map-Parcel No.:
Lois Jean Davis 2412 Albion Street Nashville, Tennessee 37208	Same	Map: 92-2; Par. 419

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

This deed is executed by executors to implement a testamentary devise and, as such, pursuant to TCA Section 67-4-409(a)(3)(D) no transfer tax is due.

Lois Jean Davis
AFFIANT

Subscribed and sworn to before me
this 9 day of ~~Jan~~ Jun, ~~2017~~ 2018

Notary Public

My commission expires: 05-06-2019

RITA R. DOUGLAS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

FOR AND IN CONSIDERATION OF THE SUM OF Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged,

the undersigned, **Lois Jean Davis, Executrix of the Estate of Rosetta Charlton,** deceased, with full power to sell and convey without the joinder of any beneficiary of such estate or approval of any court, herein referred to as **"Grantor"**, does hereby transfer, convey and assign (i) to **Lois Jean Davis (the "Life Tenant")** a life estate in the hereinafter described real property with full ownership, possession and use thereof during the life of the Life Tenant, as well as rents, revenues and profits generated thereby during the term of life of the Life Tenant and (ii) upon the expiration of the natural life of the Life Tenant, the remainder interest in the hereinafter described real property with full the ownership, possession, use, rents, revenues and profits thereof to **Johnnie Ray Davis, Jr. and Jeremy Eugene Davis, as tenants in common, (the "Remaindermen"),** their heirs and assigns, certain real property in Davidson County, Tennessee specifically described as follows:

Being Lot No. 165 of Block 8 on the Map of the Subdivision of Heffernan Place, as of record in Book 161, page 138, Register's Office for said County.

Said lot fronts 50 feet on the northerly side of Albion Street and extends back between parallel lines 140 feet to an alley.

Being the same property conveyed to Edward Eugene Charlton and wife, Rosetta Charlton, as tenants by the entirety, by deed from Jack J. Cohen, et ux., et al. of record in Book 4671, Page 594, said Register's Office; the said Edward Eugene Charlton having pre-deceased the said Rosetta Charlton; and further being the same property in which a life estate was devised to Lois Jean Davis and a remainder interest was devised to Johnnie Ray Davis, Jr. and Jeremy Eugene Davis by the will of Rosetta Charlton of record in Will Book 229 , Page 122, Probate Court Clerk's Office of Davidson County, Tennessee.

This is improved property know as 2412 Albion Street, Nashville, Tennessee 37208.

This conveyance is made subject to restriction on sale of the property during the lifetime of the Life Tenant contained in said Will of Rosetta Charlton, 2017 Metropolitan Government taxes, zoning regulations, building restrictions, set back lines, and to any liens, easements or other restrictions of record.

TO HAVE AND TO HOLD all of Grantor's right, title and interest in and to the above described property unto the said Grantees, their heirs and assigns, forever in fee simple.

WITNESS my hand this 9 day of Jan, ~~2017~~. 2018

Lois Jean Davis

Lois Jean Davis, Executrix of the Estate of Rosetta Charlton, deceased

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, Lois Jean Davis, Executrix of the Estate of Rosetta Charlton, deceased, the bargainor, 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 for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 9 day of Jun ~~2017~~. 2018

Notary Public

My commission expires: 05-06-2019

RITA R. DOUGLAS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY