This Instrument Was Prepared By:
David Bate Parsons
Attorney at Law
323 Union Street, Suite 300
Nashville, TN 37201

This Transfer Is Exempt From Real Estate Transfer Tax Pursuant To T.C.A. § 67-4-409(a)(3)(D) As A Transfer Made To Implement A Testamentary Device

Address New Owner And Send Tax Bills To:

Patricia A. Phillips, Trustee
8537 Sawyer Brown Road
Nashville, TN 37221

Map And Parcel Number:
142-09-0D-217.00

Bill Garrett Davidson County
Batch# 48825 DEEDQC
01/18/2018 10:44:58 AM 5 pgs
Fees: $27.00 Taxes: $0.00



20180118-0005235

EXECUTOR'S DEED

KNOW ALL MEN BY THESE PRESENTS, that **Patricia A. Phillips, executrix of the estate of Jenna Eagan, deceased,** for and in consideration of the sum of Ten and No/100's Dollars ($10.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, and in connection with a distribution from the estate of Jenna Eagan, deceased, the decedent's last will and testament having been duly admitted to probate before the Seventh Circuit Court for Davidson County, Tennessee, Case Number P-14P677, has bargained and sold and hereby conveys, remises, releases and forever quitclaims unto **Patricia A. Phillips, trustee of The Jenna Eagan TUW FBO Patricia A. Phillips**, her successors and assigns, all of the executrix's right, title and interest in and to that certain tract or parcel of land situated in Davidson County, Tennessee, which is hereafter referred to as "the Property" and described in Exhibit A attached hereto and incorporated herein by this reference, together with the appurtenances, hereditaments, estate, title and interest thereto appertaining.

The Property is conveyed subject to such limitations, restrictions and encumbrances as may affect the Property.

IN WITNESS WHEREOF, the grantor has executed this executor's deed on this 15th day of January, 2018.

Patricia A. Phillips

Patricia A. Phillips, Executrix Of The Estate Of Jenna Eagan

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $-0-.

Patricia A. Phillips

Affiant

Subscribed and sworn to before me this 15th day of January, 2018.

Notary Public For The State Of Tennessee

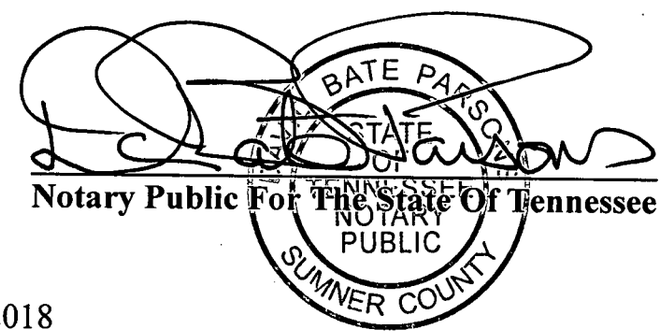
DAVID B. JEFFERSON STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

My Commission Expires: May 22, 2018

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, **David Bate Parsons**, the undersigned, a Notary Public in and for said State and County, the within named **Patricia A. Phillips, executrix of the estate of Jenna Eagan, deceased**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she, **as executrix**, executed the within instrument for the purposes therein contained.

WITNESS my hand and notarial seal at Nashville, Tennessee, this 15th day of January, 2018.



Notary Public For The State Of Tennessee

My Commission Expires: May 22, 2018

EXHIBIT A

PROPERTY DESCRIPTION

A certain condominium apartment in Davidson County, State of Tennessee, and described as follows:

Unit Number 8537, together with the carport designated Number 8537-C, in River Plantation, Section Ten, Phase II-C, a Condominium, a Horizontal Property Regime, located on Sawyer Brown Road, Bellevue, Davidson County, Tennessee, as shown on the plat of River Plantation, Section Ten, Phase II-C, Condominium Apartments, recorded in Plat Book 9700, Pages 143 and 144, and revised Plat of record in Book 9700, Pages 186 and 187, Register's Office for Davidson County, Tennessee, and described in a Master Deed recorded in Book 9394, Page 598, Register's Office for Davidson County, Tennessee, to which reference is hereby made; and in annexation document in Book 10024, Page 409, Register's Office for Davidson County, Tennessee. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of River Plantation, Section Ten, Phase II-C, Condominium Apartments, contained in the Master Deed and By-Laws appended thereto, recorded in Book 9394, Page 598, *et. seq.*, as applied to Section Ten, Phase II-A, Section Ten, Phase II-B, Section Ten Phase II-C and Section Ten, Phase II-D, by annexation documents recorded in Book 9780, Page 284; Book 9669, Page 111, Book 10024, Page 409; and Book 10136, Page 708, Register's Office for Davidson County, Tennessee, are all incorporated in this deed by reference and made a part hereof the same as though copied herein.

This conveyance is also subject to the Covenants, Conditions and Restrictions for the River Plantation Sections 8-11 Umbrella Association, Inc., of record in Book 7389, Page 924; Plat in Book 7900, Pages 745, *et. seq.*, as re-recorded in Book 7900, Page 945; and Plat Book 7900, Page 956; Plat Book 9700, Page 27; Plat Book 9700, Page 143, as revised in Plat Book 9700, Page 186; Plat Book 9700, Page 203, all in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Jenna V. Eagan, widow, by warranty deed from Haury And Smith Contractors, Inc., a Tennessee corporation, of record in Book 10285, Page 829, Register's Office for Davidson County, Tennessee.

Jenna Eagan and Jenna V. Eagan are one and the same person.

Jenna Eagan subsequently died on March 17, 2014. The last will and testament of Jenna Eagan was admitted to probate on May 8, 2014, by the Seventh Circuit Court for Davidson County, Tennessee, Case Number 14P677.

Patricia A. Phillips was appointed as executrix of the estate of Jenna Eagan by the Seventh Circuit Court for Davidson County, Tennessee; and Patricia A. Phillips continues to serve as the executrix of the estate.

This is improved property known as 8537 Sawyer Brown Road, Nashville, Tennessee 37221.