Bill Garrett Davidson County
Batch# 60651 DEEDWARRSP
02/21/2018 09:54:03 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20180221-0016345

Prepared from information submitted by the parties without opinion of title by Daniel L. Wischhof, Attorney, P. O. Box 681416, Franklin, Tennessee 37068

ADDRESS NEW OWNER:
Bobbie Ruth Slate Williams
115 Head Drive
Madison, Tennessee 37115

SEND TAX BILLS TO:
Same as Owner

TAX MAP/PARCEL #
Map 72.04
Parcel 358.00

SPECIAL WARRANTY DEED

KNOW ALL BY THESE PRESENTS: that for and in consideration of making distribution of the estate of Ola Ruth Slate a/k/a Ruth N. Slate pursuant to the authority granted to them in her Will, **Robert W. Slate, II, as Executor of the Estate of Ola Ruth Slate a/k/a Ruth N. Slate, Robert W. Slate, II, Individually and Bobbie Ruth Slate Williams, Individually, Grantors,** convey to **Bobbie Ruth Slate Williams, Grantee,** all of the right, title and interest of Ola Ruth Slate in and to the following described property:

SEE "EXHIBIT A" FOR LEGAL DESCRIPTION

Being the same property conveyed to Ruth N. Slate by quitclaim deed from Lucien Dale, Trustee, of record as Instrument 20001102-0108800, Register's Office for Davidson County, Tennessee. Ruth N. Slate is the same person as Ola Ruth Slate. Ola Ruth Slate died unmarried and testate on July 18, 2017. Her Will provided that "any interests in real property which I may own at my death be administered as part of my estate subject to the control of my Personal Representative who shall have full power to grant, bargain, sell, convey, lease, encumber, manage, and otherwise deal in any lawful manner with said real property at any time during the administration of the estate, in the sole discretion of my Personal Representative, without the approval or joinder of any beneficiary". By order entered September 19, 2017, said Will was admitted to Probate by the Chancery Court for Sumner County, Tennessee in the case of Ola Ruth Slate, Deceased, Case 2017-PR-445, and Robert W. Slate, II was appointed Executor.

This is improved property known as 649 Old Hickory Blvd., Madison, TN 37115

Bobbie Ruth Slate Williams and Robert W. Slate, II warrant that they are all of the children of Ola Ruth Slate, all of her heirs at law and all of the beneficiaries of her Will, that she had no predeceased children, and that there is no one other than the two of them who might claim any interest in or to the Estate of Ola Ruth Slate or the within property; that they have agreed and stipulated between themselves to a division of the assets of the Estate of Ola Ruth Slate, that this conveyance is part and parcel of their stipulated division of the estate, and that they waive absolutely any contrary or additional right that might have accrued to them under said Will, the laws of intestacy, or otherwise. Each person signing this Deed in any capacity conveys to the Grantee all right, title and interest of the signer in the within described property, however

arising, and warrants the title so delivered against the claims of anyone claiming by, through, or under the signer.

Witness the signatures of the parties on the dates indicated:

Robert W. Slate II Executor
ROBERT W. SLATE, II, Executor of the Estate of OLA RUTH SLATE, Deceased

2-20-2018
Date

Robert W. Slate II
ROBERT W. SLATE, II, Individually

2-20-2018
Date

Bobbie Ruth Slate
BOBBIE RUTH SLATE WILLIAMS

2-20-2018
Date

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned Notary Public, the within named ROBERT W. SLATE, II, with whom I am personally acquainted [or proven to me on the basis of satisfactory evidence] and, being duly sworn, acknowledged himself to be the Executor of the Estate of Ola Ruth Slate, an Estate, and executed the within instrument by and for said Estate by executing the name of the said Robert W. Slate, II as such Executor.

Witness my hand and seal this date: 2/20/2018

Notary Public

My commission expires: 7/2/2018

DANIEL L. WISCHHOF STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned Notary Public, the within named ROBERT W. SLATE, II, with whom I am personally acquainted [or proven to me on the basis of satisfactory evidence] and, being duly sworn, executed the within instrument for the purposes therein contained.

Witness my hand and seal this date: 2/20/2018

Notary Public

My commission expires: 7/2/2018

DANIEL L. WISCHHOF STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned Notary Public, the within named BOBBIE RUTH SLATE WILLIAMS, with whom I am personally acquainted [or proven to me on the basis of satisfactory evidence] and, being duly sworn, executed the within instrument for the purposes therein contained.

Witness my hand and seal this date: 2/20/2018

Notary Public

My commission expires: 7/2/2018

DANIEL D. WISCHHOF
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF Davidson)

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

Bobbie Ruth Williams
Affiant

Sworn to and subscribed before me this date: 2/20/2018

Notary Public

My commission expires: 7/2/2018

DANIEL D. WISCHHOF
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT A – LEGAL DESCRIPTION

Land in the 11th, formerly the 19th, Civil District of Davidson County, Tennessee, being Lots Nos. 7 and 8, of Block "C" on the Plan of Marthonna, not of record, described according to a survey made by J.A. Mefford, Surveyor, December ____, 1937, as follows:

Beginning on the southerly margin of Old Hickory Boulevard at a point 50 feet west of the northwest corner of the property conveyed to Jesse M. Curtis by deed from Cumberland Development Company of record in Book 1133, Page 347, Register's Office for said County, (being the corner of Lots Nos. 8 and 9); thence, with the line between said two Lots, southwardly 251.5 feet; thence North 86 degrees 02' West - 50 feet to the corner of Lots Nos. 6 and 7; thence with the line between said two lots, northwardly 248.8 feet to the southerly margin of Old Hickory Boulevard; thence, with said Boulevard, eastwardly 50 feet to the beginning.

There is included in the above description, but expressly EXCLUDED from this conveyance a part of the property contained inthe following described tract; to wit:

Beginning at the point of intersection of the south margin of Old Hickory Boulevard and the west boundary of the P.H. Lindeley property; thence along the said west boundary South 01 deg. 04' West 21.1 - feet to a point; thence along a curve having a radius of 1386 feet westwardly for 200.5 feet to a point; thence North 01 deg. 04' East - 33.2 feet to a point in the said south margin; thence along the said south margin eastwardly 200 feet more or less to the point of beginning and containing 5227 square feet and being part of the property conveyed by the Cumberland Development Company to Jesse Curtis and wife, Louise Curtis in two deeds, the first of record in Book 1286, Page 362, the second of record in Book 1133, Page 347, and a part of the property conveyed to Jesse M. Curtis and wife, Louise Curtis by Homer McEwen and wife, of record in Book 1835, Page 15, Register's Office for Davidson County, Tennessee.

Being the same property conveyed in a "Right of Way Deed for Highway Purposes" to the Metropolitan Government of Nashville and Davidson County by Louise Curtis of record in Book 4843, Page 729, Register's Office for Davidson County, Tennessee.

This conveyance is subject to Easements for Sanitary Sewers and/or Storm Drainage and Temporary Construction Easements of record in Book 5599, Page 991, Register's Office for Davidson County, Tennessee, and to a Drainage Easement and Temporary Construction Easement of record in Book 4843, Page 729, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Robert W. Slate, and wife Ruth N. Slate, by deed from Janet L. Norris of record in Book 11706, Page 874, Register's Office for Davidson County, Tennessee.