Bill Garrett Davidson County
Batch# 60651 DEEDWARRSP
02/21/2018 09:54:03 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20180221-0016347

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:
Robert W. Slate, II
2040 Bon Drive
Greenbrier, Tennessee 37073

SEND TAX BILLS TO:
Same as Owner

TAX MAP/PARCEL #
Map 60.4
Parcel 050.00

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 **Robert W. Slate, II, Grantee,** all of the right, title and interest of Ola Ruth Slate in and to the following described real property in Davidson County, Tennessee:

Being part of Tract No. 2 on the plan of the Real Estate of William Phillips, deceased, as of record in Book 57, page 21, Register's Office for said County, and also being known as Tract "D" on a survey of part of the George Olinger Tract prepared September 19, 1957 by Joseph A. Daugherty, surveyor, and described according thereto as follows:

Beginning at an iron pin on the easterly side of Hillside Road, 64.4 feet northerly from the Northwest corner of Tract "B" of said Olinger property conveyed to Charles W. Marshall and wife, by George Olinger and wife, by deed of record in Book 2488, page 341, said Register's Office, said point being also the northwest corner of Tract "C" of said Olinger property; thence with the northern boundary line of said Tract "C" south 85 degrees 54' east 157.6 feet to an iron pin in the westerly boundary line of the Brintley property; thence with the same north 3 degrees east 61.4 feet to an iron pin, the southeast corner of Tract "E" of said Olinger property; thence with same, north 84 degrees 48', west 157.8 feet to an iron pin on the easterly side of Hillside Road, thence with same, south 3 degrees west 64.4 feet to the beginning.

Being the same property conveyed to Ruth N. Slate by quitclaim deed from Lucien Dale, Trustee, of record as Instrument 20001102-0108795, said Register's Office. Ruth N. Slate, being the same person as 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 3119 Hillside Road, Nashville, TN 37207.

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 Williams
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

DANIEL L. WISEMAN
STATE AT LARGE
Notary Public
TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My commission expires: 7/2/2018

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 L. 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-.

Robert W. Slate II
Affiant

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

Notary Public

My commission expires: 7/2/2018

DANIEL L. WISCHHOF STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY