Bill Garrett Davidson County
Batch# 60651 DEEDWARRSP
02/21/2018 09:54:03 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20180221-0016348

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

Land in Davidson County, Tennessee, being Lot No. 3 of the F. E. Parsons Subdivision not of record, said subdivision consisting of Lot 200, part of 201 and 251, and a part of the abandon section of Stratford Avenue of the Inglewood Lots of record in Plat Book 332, page 101, Register's Office for Davidson County, Tennesssee.

Said Lot No. 3 fronts 50 feet on the northerly margin of Stratford Avenue and extends back 306.27 feet on the westerly line and 377.60 feet on the easterly line to a line on the rear measuring 82.50 feet thereon.

Being the same property conveyed to Robert W. Slate and wife Ruth Slate by warranty deed from Floyd English Parsons, Jr. and wife Margaret M. Parsons, of record in Book 6422, page 812, said Register's Office. The interest of Robert W. Slate was subsequently quitclaimed to Ola Ruth Slate by an instrument of record as Instrument 20060810-0098663, said Register's Office. Ruth Slate and Ola Ruth Slate are the same person. 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 1353 Stratford Avenue, Nashville, TN.

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 — 2-20-2018
ROBERT W. SLATE, II, Executor of the Estate of OLA RUTH SLATE, Deceased — Date

Robert W. Slate II — 2-20-2018
ROBERT W. SLATE, II, Individually — Date

Bobbie Ruth Slate Williams — 2-20-2018
BOBBIE RUTH SLATE WILLIAMS — 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

DANIELLE 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

DANIELLE 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