Bill Garrett Davidson County
Batch# 60651 DEEDWARRSP
02/21/2018 09:54:03 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20180221-0016349

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 60.12
Parcel 074.00

SPECIAL WARRANTY DEED

KNOW ALL BY THESE PRESENTS: that for and in consideration of making distribution of the res of the Grantor trust, we, **Robert W. Slate, II and Bobbie Ruth Slate Williams, Co-Trustees of the Robert W. Slate Family Trust,** a testamentary trust created by the Will of Robert W. Slate, Deceased, admitted to probate by order of the Chancery Court for Sumner County, Tennessee, Case 2009P-308, convey to **Robert W. Slate, II, Grantee,** all of the right, title and interest of Robert W. Slate in and to the following described real property in Davidson County, Tennessee:

SEE ATTACHED EXHIBIT A FOR LEGAL DESCRIPTION AND DERIVATION OF TITLE

This is improved property located at 305 Hart Lane, Nashville, Tennessee

Robert W. Slate died married and testate on February 11, 2009. His 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", and devised the within property to Ola Ruth Slate, Bobbie Ruth Slate Williams and Robert W. Slate II as Co-Trustees of the Robert W. Slate Family Trust, a testamentary trust created within said Will, which ***inter alia*** provided that after the death of the survivor of "me and my wife", the remaining trust assets would be distributed to his children per stirpes. Said Will was admitted to Probate by the Chancery Court for Sumner County, Tennessee in the case of Robert W. Slate, Deceased, Case 2009-P-308. , and Robert W. Slate, II was appointed Executor. Ola Ruth Slate, surviving spouse of Robert W. Slate, died on July 18, 2017.

Bobbie Ruth Slate Williams and Robert W. Slate, II warrant that they are all of the children of Robert W. Slate and that there is no one other than the two of them who might claim any interest in or to the Robert W. Slate Family Trust or the within property; that they have agreed and stipulated between themselves to a division of the assets of the Robert W. Slate Family Trust, that this conveyance is part and parcel of their stipulated division, and that they waive absolutely any contrary or additional right that might have accrued to them under said Will and Trust, 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 Co Trustee — 2-20-2018
ROBERT W. SLATE, II, Co-Trustee of the Robert W. Slate Family Trust — Date

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

Bobbie Ruth Slate Williams, Co-Trustee — 2-20-2018
BOBBIE RUTH SLATE WILLIAMS, Co-Trustee of the Robert W. Slate Family Trust — 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 Co-Trustee of the Robert W. Slate Family Trust, a Trust, and executed the within instrument by and for said Trust by executing the name of the said Robert W. Slate, II as such Co-Trustee.

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

Notary Public

My commission expires: 7/2/2018

DANIEL L. WISEMAN NOTARY PUBLIC 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, acknowledged herself to be the Co-Trustee of the Robert W. Slate Family Trust, a Trust, and executed the within instrument by and for said Trust by executing the name of the said Bobbie Ruth Slate Williams as such Co-Trustee.

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

Notary Public

My commission expires: 7/2/2018

DANIEL L. WISEMAN NOTARY PUBLIC 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. WISEMAN NOTARY PUBLIC 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. WISEMAN NOTARY PUBLIC 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. WISEMAN NOTARY PUBLIC STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

EXHIBIT A – LEGAL DESCRIPTION

TRACT NO. 1

A tract of land in the 12th, formerly the 21st Civil District of Davidson County, Tennessee, beginning at the northeast corner of the property conveyed to T.A. Gray by deed from J.W. Carroll and wife, Thelma L. Carroll, of record in Book 2445, page 597, of the Register's Office for Davidson County, Tennessee; thence with a fence north 5 degrees 14' east along the east line of a tract of land conveyed to W.H. Newman and wife,Myrtle R. Newman by deed from J.W. Carroll and wife, Thelma L. Carroll, dated January 12, 1956, and recorded in Book 2489, page 11, 50 feet to a point in the eastern boundary of said tract; thence north 83 degrees and 57' west 100 feet to a point, thence south 5 degrees 14' west 50 feet to the northwest corner of the property conveyed to T.A. Gray by deed from J.W. Carroll and wife, or record in Book 2445, page 597 said Register's Office; thence with Gray's northerly line south 83 degrees 57' east 100 feet to the beginning.

TRACT NO. 2

A tract of land in the 12th, formerly the 21st Civil District of Davidson County, Tennessee, beginning at a post in the southeast corner of a tract of land conveyed to us by Franklin Sherwood Hall and wife, Lorraine Minnie Hall, by deed dated January 14, 1953, and recorded in Book 2134, page 194, Register's Office for Davidson County, Tennessee, and running thence north 83 degrees 57' west 100 feet to a point in the east line of said tract to a fence along said east line; thence south 5 degrees 14' west 150 feet to the beginning, being a lot 100 feet by 150 feet out of the southeast corner of said tract of land as described in the above mentioned deed.

INCLUDED IN THE ABOVE DESCRIPTION BUT EXCLUDED FROM THIS CONVEYANCE IS THE FOLLOWING DESCRIBED PROPERTY:

Beginning at the point of intersection of the west boundary of the D.H. Thompson Property and the north boundary of the Dale Harbinson Property; thence along the said north margin North 79 degrees 15' 18" West 99.90 feet to a point; thence North 9 degrees 30' 42" East 37.91 feet to a point; thence along a curve right having a radius of 2896.79 feet eastwardly 100.00 feet to a point in the said west boundary ; thence along the said west boundary South 9 degrees 30' 42" West 35.37 feet to the point of beginning and containing 3,659 square feet and being part of the property devised under the will of Thomas Allen Gray to Dimple Gray Jones of record in Will Book 95, page 188, Probate Court of Davidson County, Tennessee.

Beginning at the point of intersection of the Thompson west boundary and the proposed north margin of the Relocated Ben Allen Road described above; thence along the said north margin westwardly 17 feet, more or less to a point; thence along the meander of the slope northeastwardly 20 feet, more or less to a point in the said west boundary; thence along the west boundary South 9 degrees 30' 42" West 5 feet, more or less to the point of beginning and containing 50 square feet.

BEING the same property conveyed toRobert W. SLate by Quitclaim Deed by Instrument No. 20001102-0108799 in the Register's Office for Davidson County, Tennessee

ADDRESS: Hart Lane, Nashville, TN