Return To:
McCann & Hubbard
1804 Williamson Ct, Suite 201
Brentwood, TN 37027
615-377-3319

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual consideration for this transfer is $80,000.

Punnee Reyes
Affiant

Subscribed and sworn to before me on this 26 day of February, 2018.

RUSSELL J. McCANN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY MY COMMISSION EXPIRES JUNE 12, 2021

Commission Expires: _____

Notary Public

Address New Owner	Send Tax Bills To:	Map & Parcel
Punnee Reyes 3704 Tibbs Drive Nashville, TN 37211	New Owner property address	113-060-199.00

EXECUTOR'S DEED

KNOW ALL MEN BY THESE PRESENTS that **Mary D. Sanders, Executrix of the Estate of William H. Taylor**, for and in consideration of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, to fulfill the terms of the Contract for Sale of Real Estate entered into between William H. Taylor and Punnee Reyes, and to complete the distribution and closing of the Estate of William H. Taylor, Probate Case No. 15P1553, Davidson County Probate Court, does hereby convey, remise, release and forever deed unto **Punnee Reyes,** all the Decedent's right, title and interest in and to the following real property and improvements located in Davidson County, Tennessee, the legal description of which is:

> Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of Leonard Heights, as of record in Book 2330, Page 15, Register's Office for Davidson County, Tennessee, and more particularly described as follows:
>
> Said Lot No. 3 fronts 80 feet on the northerly side of Tibbs Drive and extends back between parallel lines, 145 feet to a dead line in the rear.
>
> Being all of that certain property conveyed to William H. Taylor and wife, Mary Sue Taylor, by Deed, from Lewis E. Gaines and Joe Gaines, dated October 7, 1955, and recorded on October 7, 1955 in Book 2543, Page 198, in the land records of Davidson County, Tennessee. Mary S. Taylor having since died, her interests passing to her husband William H. Taylor by survivorship. William H. Taylor having died January 8, 2015, but this property having been the subject of a Contract for Sale of Real Estate dated December 8, 2014, and as an Executory Contract the Executrix is thereby vested with authority to convey.

TO HAVE AND TO HOLD the said parcel of land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, his heirs, successors, and assigns, forever; and Grantor does covenant with said Grantee that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, except as otherwise herein set out; Grantors do further covenant and bind themselves, their heirs, successors and representatives, to warrant and forever defend the title to said land to said Grantee, his heirs, successors and assigns, against the lawful claims of all persons whomsoever.

This conveyance is subject to all covenants, easements, plats, restrictions, and all other matters of record. Real Property Taxes Assumed by Grantee

Mary D. Sanders

Mary D. Sanders, Executor

Bill Garrett Davidson County
Batch# 69574 DEEDWARR
03/15/2018 10:47:42 AM 2 pgs
Fees: $13.00 Taxes: $296.00

20180315-0024446

Punnee Reyes executes this instrument for the purpose of confirming that the Seller has fulfilled all obligations under the above referenced Contract for Sale of Real Estate.

Punnee Reyes

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Mary D. Sanders, Executrix of the Estate of William H. Taylor, with whom I am personally acquainted, or who proved to me her identity on the basis of satisfactory evidence, and who proved to me she is the Executrix by Will of William H. Taylor, deceased, Probate Case No. 15P-1553, Davidson County Probate Court, and who acknowledged that she executed this instrument for the purposes contained therein.

Witness my hand, at office, this 26 day of February, 2018.

My Commission Expires:



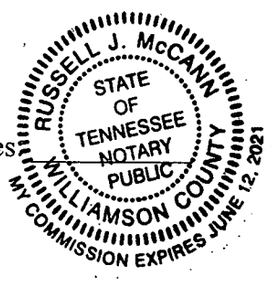
Notary Public

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Punnee Reyes, with whom I am personally acquainted, or who proved to me her identity on the basis of satisfactory evidence, and and who acknowledged that she executed this instrument for the purposes contained therein.

Witness my hand, at office, this 26 day of February, 2018.

My Commission Expires:



Notary Public

This instrument was prepared by
and after Recording Return To:

Russell J. McCann
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

Probate Case:
JM Legal/Taylor, Bill