THIS INSTRUMENT PREPARED BY:
JORDAN B. OSBORN, ESQ.
RAMSEY THORNTON BARRETT OSBORN, PLC
10200 RAMSEY WAY
DICKSON, TENNESSEE 37055
FILE NO: 3014.01

Bill Garrett Davidson County
Batch# 81409 DEEDWARR
04/16/2018 03:01:21 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20180416-0035698

Based on the information provided by the parties; No title search was requested or performed.

EXECUTOR'S DEED

PURSUANT to the terms and provisions of the Last Will and Testament of TRUDY L. ANDERSON, deceased, MICHAEL D. ANDERSON, Executor of the Estate of TRUDY L. ANDERSON, deceased, acting under and by virtue of the authority vested in him and to carry out the terms of the Last Will and Testament of TRUDY L. ANDERSON, filed for probate on November 15, 2017, in Docket No.17P1942, in the Office of the County Court Clerk for Davidson County, Tennessee, by these presents does transfer and convey unto MICHAEL D. ANDERSON and TERESA A. CHANEY, their heirs and assigns, a certain tract or parcel of land as follows:

> Land in Davidson County, Tennessee, being Lot No. 139 on the Plan of Stacy Square, Section 4, as of record in Book 4460, Page 12, in the Register's Office of Davidson County, Tennessee.
>
> Said Lot No. 139 begins at a point on the southeast margin of Colt Drive being a common point of Lots No. 139 and 140; thence southeasterly 171.2 feet to a point; thence northerly 41.9 feet to a concrete monument; thence North 72.0 feet to a concrete monument; thence northwesterly 95.5 feet to a point on the northeast margin of Colt Drive; thence along Colt Drive 80.00 feet to the point of beginning.
>
> Being the same property conveyed to Trudy L. Anderson , unmarried, by deed from Donald Ray Savley and wife, Elizabeth C. Savley, dated December 28, 1989, and of record in Book 8016, Page 546, in the Register's Office of Davidson County, Tennessee.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging, to the said MICHAEL D. ANDERSON and TERESA A. CHANEY, their heirs and assigns, forever. And I do covenant with the said MICHAEL D. ANDERSON and TERESA A. CHANEY that as such Executor I am lawfully seized and possessed of the said land in Fee Simple; have a good right to convey it, and the same is unencumbered. And I do further covenant and bind myself, my successors and representatives, that as such Executor, but not further or otherwise, I will warrant and forever defend the title to said land to the said MICHAEL D. ANDERSON and TERESA A. CHANEY, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS MY HAND this 12th day of April, 2018.

ESTATE OF TRUDY L. ANDERSON

BY: _____, EXEC.
MICHAEL D. ANDERSON, Executor

STATE OF TENNESSEE
COUNTY OF DICKSON

I, a Notary Public of the State and County aforesaid, certify that the within named bargainor, MICHAEL D. ANDERSON, Executor of the Estate of TRUDY L. ANDERSON, deceased, with whom I am personally acquainted or who was proved on the basis of satisfactory evidence to me to be the person described in and who executed the foregoing instrument, personally appeared before me and acknowledged under oath that he executed the foregoing instrument as his free act and deed for the purposes therein contained.

WITNESS MY HAND and official seal at office in said County this 12th day of April, 2018.

TIANA AUSTIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
My Comm. Expires 01/26/2019

_____
NOTARY PUBLIC

My Commission Expires: _____

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer is $ 0 , this being a transfer incident to the distribution of the estate of Trudy L. Anderson, pursuant to her Last Will and Testament.

_____
Affiant

Sworn to and subscribed to before me this 12th day of April, 2018.

TIANA AUSTIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
My Comm. Expires 01/26/2019

_____
Notary Public

My Commission Expires: _____

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Map & Parcel 128-10-142

ADDRESS OF NEW OWNERS AND SEND TAX BILLS TO:
MICHAEL D. ANDERSON
TERESA A. CHANEY
2460 Petty Road
Charlotte, Tennessee 37036