Bill Garrett Davidson County
Batch# 82170 DEEDQC
04/18/2018 10:42:47 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20180418-0036484

DEBORAH J. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ -0-

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF APRIL, 2018.

Notary Public

MY COMMISSION EXPIRES: 11-5-2018

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

THIS INSTRUMENT WAS PREPARED BASED SOLELY ON INFORMATION FURNISHED BY THE PARTIES. NO INDEPENDENT TITLE EXAMINATION HAS BEEN PERFORMED NOR OPINION RENDERED.

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
WALTER CODY LEAVER, III, ET UX	**SAME**	**118-13-0-004.00**
(NAME) **1603 BURTON AVENUE**	(NAME)	
(ADDRESS) **NASHVILLE, TN 37215**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

EXECUTOR'S DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **I, WALTER CODY LEAVER, III, EXECUTOR OF THE ESTATE ANNE O'KAIN LEAVER, A/K/A ANNE O. LEAVER,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **WALTER CODY LEAVER, III AND WIFE, CAROL H. LEAVER,** HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lots Nos. 46 and 47 on the Map of Draughon Tract as of record in Book 974, Page 39, Register's Office for said County, and part of Lots 41 and 47 on the Map of Section No. 1 of the Oriental Golf Club Subdivision, as of record in Book 1424, Page 10, Register's Office for said County.

Said property fronts 60 feet on the south side of Graybar Lane and runs back between parallel lines 175 feet to a dead line.

Being the same property conveyed Walter Cody Leaver, Jr. and wife, Anne O. Leaver from Ardelia Travis Roberts, Thomas H. Roberts, Jr., Mary Roberts Rice, Elizabeth Anne Roberts Shelton and Rebecca Roberts by deed dated October 17, 1975, of record in Book 4962, Page 307, Register's Office for Davidson County, Tennessee. The said Walter C. Leaver having died on or about August 27, 2003 leaving Anne O. Leaver as surviving tenant by the entirety. The said Anne O. Leaver a/k/a Anne O'Kain Leaver, having since died on or about September 25, 2016. Her Last Will and Testament being probated in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division as Docket No. 17P-412, authorized the Executor to convey said property.

This is the same legal description as the prior deed of record.

This conveyance is subject to any and all easements, restrictions and conditions of record which may affect said property of record in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved(X) property, known as **1107 GRAYBAR LANE, NASHVILLE, TN 37204**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 10th day of April, 2018.

WALTER CODY LEAVER, III, EXECUTOR OF THE ESTATE OF ANNE O'KAIN LEAVER

NAN P HENSLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Walter Cody Leaver, III, **Executor of the Estate of Anne O'Kain Lever,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 10th day of April, 2018.

My Commission expires July 5, 2021

Notary Public