Bill Garrett Davidson County
Batch# 82584 DEEDWARR
04/19/2018 09:22:50 AM 3 pgs
Fees: $18.00 Taxes: $2,427.02
20180419-0036861

SPECIAL EXECUTOR DEED

ABBY BENSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

MY COMMISSION EXPIRES DECEMBER 15, 2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $655,950.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 16th day of April, 2018.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Green Hills , 30 Burton Hills, Suite 210, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Stephanie Wall Bowman and Todd Alan Bowman, wife and husband	New owner	117 09 0A 011.00
(NAME)	(NAME)	
11 Foxhall Close		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For Good and valuable consideration, the receipt and sufficiency of which are hereby expressly acknowledged, the undersigned, **The Estate of Thomas Alexander Pirtle, III,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Stephanie Wall Bowman and Todd Alan Bowman, wife and husband,** hereinafter referred to as Grantees, their heirs and assigns forever, all of its right, title and interest in the following described real estate, situated Davidson County, State of Tennessee, described as follow, to-wit:

Land in Davidson County, Tennessee, being Lot No. 11 on the plan of Foxhall Close, of record in Book 4860, page 46 and amended in Book 5005, page 136 and Book 5380, page 122, said Register's Office.

Said Lot No. 11, which is a corner lot, fronts 50 feet on the northerly margin of Foxhall Close and fronts 94.85 feet on the easterly margin of Foxhall Close, said frontages being joined by a curve having a length of 39.63 feet, and extends back 128.23 feet on the easterly line and 100.21 feet on the northerly line to a point of intersection.

Being the same property conveyed to Thomas A. Pirtle, III, and spouse, Betty Darwin Pirtle by Warranty Deed from Damaris W. Steele, unmarried dated January 29, 1996 and recorded February 6, 1996 in Book 9939, Page 460, in said Register's Office for Davidson County, Tennessee. The said Betty Darwin Pirtle having died on December 8, 2016, leaving Thomas A. Pirtle, III vested of the property as the surviving tenant by the entirety. Then, the said Thomas A. Pirtle, III, having died on January 1, 2017, directed through his Last Will and Testament that the real property described herein should be administered as a part of his probate estate. Pursuant to the Order to Probate, entered on February 23, 2017 in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division in Case No. 17P-243, Cumberland Trust and Investment Company was named the sole executor of said Estate.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 11 Foxhall Close, Nashville, TN 37215

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to said GRANTEE(S), his/her/their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons claiming by, through or under GRANTOR, but not otherwise; provided, however, that all covenants and warranties herein of Cumberland Trust and Investment Company are made in as full and ample a manner as it can and should do as such Executor and Trustee but no further nor otherwise, meaning that the extent of its liability is limited by the amount of the corpus of the estate of which it is the fiduciary and which is conveying the foregoing property. Wherever used herein, the singular form shall include the plural, the plural the singular, and the use of any gender-specific pronoun shall be applicable to all genders.

Witness our hands this 13th day of April, 2018.

Cumberland Trust and Investment Company executes this instrument solely in its fiduciary capacity and not individually, and in the course of the administration of a decedent's estate/trust, and the representations and warranties herein made by it are limited to those representations and warranties it can and should make in its fiduciary capacity and not further nor otherwise.

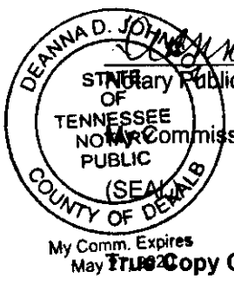
Cumberland Trust and Investment Company, Executor

BY: Lisa Torch
Lisa Torch, authorized signatory

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Lisa Torch, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged herself to be an authorized signatory of Cumberland Trust and Investment Company, with within named bargainor, and that she as such authorized signatory, executed the foregoing instrument for the purposes therein contained, by singing the name of the Company by herself as authorized signatory.

Witness my hand and official seal, this the 13th of April, 2018.



Deanna D. Johnson
Notary Public

My Commission Expires: 5/27/20

My Comm. Expires May 27, 2020

True Copy Certification for Recording Purposes

I, _____, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith, and that this is a true and correct copy of the original document executed and authenticated according to law.

_____
Signature of Custodian/Certifier

State of Tennessee County of Davidson **SS:**

Before me, _____, a notary public for this county and state, personally appeared _____ (certifier), with who I am personally acquainted, and who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

_____
Notary's Signature S-E-A-L Comm exp: _____