Bill Garrett Davidson County
Batch# 90630 DEEDWARR
05/10/2018 08:42:34 AM 2 pgs
Fees: $13.00 Taxes: $693.75
20180510-0044716

This Instrument Prepared By:
R. Francene Kavin, Attorney
5110 Maryland Way, Suite 120
Brentwood, TN 37027

ADDRESS NEW OWNER:
David J. Kreal
239 Tanksley Avenue
Nashville, Tennessee 37211

SEND TAX BILL TO:
Owner

MORTGAGEE:
None

Map/Parcel
#11914005400

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Wendell Byrd, Executor of the Estate of Ruby E. Young, Deceased, with Full Power of Sale Without Joinder of Any Beneficiary,** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **David J. Kreal, unmarried**, 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 Lot No. 17 of Block "D" on the unrecorded plat of Woodbine Courts, Section 2, described according to a survey made by Blanchard and Parrish, Engineers, as follows: Beginning on the southerly margin of Tanksley Avenue at the northwest corner of Lot No. 16 of Block "D" on the Plan of Woodbine Courts, as of record in Book 1130, page 39, Register's Office for said County; thence with the westerly line of Lot Nos. 16 and 15, southwardly 156.5 feet to the northeast corner of Lot No. 13 of Block "D" on said recorded plan; thence with the northerly line of Lot No. 13, westwardly 75 feet to the common corner of Lot Nos. 12, 17, 18 and said Lot No. 13; thence with the line between Lot Nos. 17 and 18, northwardly 156.5 feet to the southerly margin of Tanksley Avenue; thence with said Avenue, eastwardly 75 feet to the BEGINNING.

Being the same property conveyed to James W. Young and wife, Ruby D. Young by Warranty Deed dated February 24, 1956, from F.R. Hester and wife, Mayme Hester of record in Book 2493, page 622, Register's Office for Davidson County, Tennessee. The said James W. Young died on October 18, 1996, leaving Ruby D. Young as the surviving tenant by the entirety. Ruby D. Young died testate on November 23, 2017. By the terms of her Last Will and Testament of record in Case No. 18P11 in the Probate Court for Davidson County, Tennessee, she devised her interest in the above property to Wendell Byrd as Executor with Power of Sale without Joinder of any Beneficiary.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2018 and subsequent years.

This is **improved** property known as **239 Tanksley Avenue, Nashville, Tennessee 37211.**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns , forever, and, GRANTOR does covenants with the said GRANTEE that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and, GRANTOR, does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, and his 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 the **7th** day of **May, 2018.**

Wendell L Byrd

Wendell Byrd, Executor of the Estate of Ruby E. Young, Deceased, with Full Power of Sale Without Joinder of Any Beneficiary

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a notary public in and for said county and state, the within named **Wendell Byrd**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be the Executor of the Estate of Ruby E. Young, Deceased, the within named bargainor, and he as such Executor, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of said Estate by himself as such Executor with full power of sale without joinder of any beneficiary.

WITNESS my hand and official seal this 7th day of May, 2018.

R. Francene Kavin
NOTARY PUBLIC

R. FRANCENE KAVIN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires: 10/31/2020

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $187,500.00.

Lynda Towe
AFFIANT

Subscribed and sworn to before me on this 7th day of May, 2018.

NOTARY PUBLIC

My Commission Expires: 10/31/2020

R. FRANCENE KAVIN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY