Bill Garrett Davidson County
Batch# 90655 DEEDQC
05/10/2018 08:59:04 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20180510-0044747

This Instrument Was Prepared By:
Gail Smith Bradford, Esq.
750 Old Hickory Blvd.
Building Two, Suite 150
Brentwood, Tennessee 37027

EXECUTRIX' QUITCLAIM DEED

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP / PARCEL NO.
Mary B. Fanning, Trustee Milton H. Fanning Family Trust 4936 Danby Drive Nashville, TN 37211-5122	Same	147 05 0 197.00

KNOW ALL MEN BY THESE PRESENTS, that **MARY B. FANNING, EXECUTRIX OF THE ESTATE OF MILTON H. FANNING** ("Grantor"), to fulfill the terms of the Last Will and Testament of Milton B. Fanning, and for no monetary consideration, the receipt and sufficiency of which is hereby acknowledged, conveys unto **MARY B. FANNING, Trustee of the MILTON H. FANNING FAMILY TRUST** (the "Grantee"), a testamentary trust established under the Last Will and Testament of Milton H. Fanning, and such Trust's successors and assigns, all of Grantor's interest, being a one-half (1/2) undivided interest, in and to a certain tract or parcel of land located in Davidson County, Tennessee, described as follows, to wit:

> Being lot No. 65 on the plan of Section I Caldwell Country Estates, of record in book 2663, pages 68 and 69 Register's Office for said County, as follows:
>
> Beginning at a point in the northeasterly margin of Danby Drive at the corner of lots Nos. 64 and 65; thence with the line between said lots, northeasterly 190 feet to a point; thence southeasterly 212.5 feet to the northwesterly margin of Darlington Road; thence with the margin of the same, southwesterly 39.27 feet to the margin of Danby Drive; thence with the margin of the same, northwesterly 187.5 feet to the point of beginning.
>
> Being the same property an interest in which was conveyed to Milton H. Fanning by deed of record in Instrument Number 20140513-0040832, Register's Office for Davidson County, Tennessee. Milton H. Fanning having died on January 4, 2017, his Last Will and Testament was admitted to probate by the Seventh Circuit Court for Davidson County, Tennessee (Docket No. 17P130). This deed is executed to fulfill the terms of said Last Will and Testament.

The legal description contained herein is the same as that contained in the previous deed of record.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises. This conveyance is made subject to a ten-foot easement for public utilities along the northeast line of premises, 40-foot building setback line from Danby Drive and Darlington Road, and conditions of owners certificate as shown on Plan in Book 2263, pages 68 and 69, said Register's Office; and to restrictive covenants contained in an instrument of record in Book 1788, page 108, said Register's Office; and to restrictive covenants contained in an instrument of record in Book 2808, page 369, said Register's Office.

Being improved property located at 4936 Danby Drive, Nashville, Tennessee.

IN TESTIMONY WHEREOF, this instrument has been executed by the Grantor this the 3 day of May, 2018.

Mary B Fanning
MARY B. FANNING, Executrix

STATE OF Tennessee)
COUNTY OF Davidson)

Before me, the undersigned authority, a Notary Public in and for the aforesaid state and county, personally appeared **Mary B. Fanning, Executrix of the Estate of Milton H. Fanning,** to me known to be the person described therein (or who proved to me to be the same on a satisfactory basis) and who acknowledged that the foregoing instrument was executed by her for the purposes therein contained.

Witness my hand and seal at office in the aforesaid state and county this 3rd day of May, 2018.

GAIL SMITH BRADFORD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAR. 8, 2021

Notary Public

My Commission Expires: _____

STATE OF Tennessee
COUNTY OF Davidson)

I, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transaction is $ -0-.

Mary B Fanning
MARY B. FANNING, Affiant

Subscribed and sworn to before me,
this the 3rd day of May, 2018.

GAIL SMITH BRADFORD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAR. 8, 2021

Notary Public
My Commission Expires: _____