THIS INSTRUMENT PREPARED BY:
DAVID W. LAWRENCE
Attorney At Law
501 Park Avenue, Suite A
Lebanon, Tennessee 37087
615.444.6515

ADDRESS OF PROPERTY:
2548 Stinson Road
Nashville, TN 37214

Map No: **84**
Group: **16**
Parcel No: **80.00**

This transfer is exempt from the real estate transfer tax pursuant to T.C.A. § 67-4-409(a)(3)(D).

New owner:
Elizabeth Joan Vantrease
12122 Sparta Pike
Watertown, TN 37184

Send tax bills to:
New Owner

Improved property

Bill Garrett Davidson County
Batch# 91158 **DEEDQC**
05/11/2018 01:40:18 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20180511-0045403

EXECUTOR'S DEED

FOR AND IN CONSIDERATION of the sum of ONE DOLLAR ($1.00), cash in hand paid to the undersigned, the receipt of which is hereby acknowledged, and other good and valuable considerations, I, **DON W. HEARN,** the duly appointed Personal Representative of the **Estate of SUE ELLA H. VANTREASE,** as shown by a certified copy of his Letters Testamentary attached hereto, which Estate is administered in the Probate Court for Wilson County, Tennessee, Case No. 2018PR165, hereby releases, forever remises, and does transfer and quitclaim unto **ELIZABETH JOAN VANTREASE,** a single person, all of the right, title and interest of **SUE ELLA H. VANTREASE,** the Decedent, and the **Estate of SUE ELLA H. VANTREASE**, in and to the following described property in Davidson County, Tennessee, said tract or parcel of land being more particularly described as follows, to-wit:

Being Lot No. 49 on the Map of Hargis Heights, as of record in Book 974, page 62, Register's Office for said County.

Said Lot No. 49 fronts 75 feet on the south side of Stinson Road, and runs back between lines, 237 feet on the east line and 238 feet on the west line to a dead line in the rear on which it measures 75 feet.

DEED REFERENCE: Being the same property conveyed to Melvin L. Vantrease and wife, Sue Ella H. Vantrease, by deed from James F. McBride and wife, Pauline W. McBride, dated June 29, 1962 and of record in Book 3402, Page 495, Register's Office for Davidson County, Tennessee. Melvin L. Vantrease deceased on January 19, 1996, leaving Sue Ella H. Vantrease as the surviving tenant. Sue Ella H. Vantrease deceased on March 24, 2012.

This conveyance is made subject to restrictive covenants of record in Book 1117, page 642, and as amended in Book 1149, page 566, said Register's Office.

Said property is conveyed subject to:

1. Any governmental rules, regulations, and ordinances.
2. Such state of facts as a personal inspection of the premises would or might reveal, and as a new and accurate survey might disclose.
3. Any easement, right-of-way, or utilities of public record.
4. Such other limitations, restrictions, and encumbrances as may affect the premises.

This instrument was prepared from information supplied by the parties. It is understood and acknowledged between the parties that no title examination has been performed, no title opinion rendered, or settlement statement has been prepared by David W. Lawrence concerning this transfer, hence no representations are made concerning the validity of title or the existence of any liens, leases, mortgages, easements, rights-of-way, or any other matters which may affect title to the property. David W. Lawrence, attorney, shall not be responsible for any matter that could have been resolved by a title examination or settlement.

Witness my hand on this the 10th day of May, 2018.

Don W. Hearn

Don W. Hearn, in his capacity as
Personal Representative of the
Estate of Sue Ella H. Vantrease

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said State and County, the within named bargainor, **Don W. Hearn**, 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 in his capacity as Personal Representative of the **Estate of SUE ELLA H. VANTREASE**, for the purposes therein contained, as his free act and deed.

WITNESS my hand and official seal of office in Lebanon, County of Wilson, State of Tennessee, on this the 10th day of May, 2018.

NOTARY PUBLIC

DAVID W. LAWRENCE
NOTARY PUBLIC
STATE OF TENNESSEE
NOTARY PUBLIC
DEKALB COUNTY

My Commission Expires:
12/29/2020

LETTERS OF ADMINISTRATION

PROBATE COURT OF WILSON COUNTY, TENNESSEE, AT LEBANON

In the matter of the Estate of SUE ELLA H. VANTREASE, Deceased
Docket No. 2018PR165

It appearing to the Probate Court that SUE ELLA H. VANTREASE has died, leaving no Will, and the Court being satisfied as to your claim to the Administration of said estate hereby ORDERS that Letters of Administration be issued to you.

It is, therefore, ORDERED that Letters of Administration are hereby issued to DON W.HEARN, a resident of Alexandria, Tennessee. Said Administrator being now authorized and empowered to enter into and take possession of all property rights and credits of this deceased person and to administer this estate as required by law

Bond, Inventory, Final Accountings and Inventory are waived.

WITNESS, Barbara Webb, Clerk and Master of said Court, at office this 10th day of May, 2018.

BARBARA WEBB, CLERK AND MASTER

By: Susan K. Demonbreun
DEPUTY CLERK

STATE OF TENNESSEE
WILSON COUNTY

I solemnly swear that I will honestly and faithfully discharge the duties of Personal Representative of the above-named Estate to the best of my ability. So help me God.

Don W. Hearn
DON W. HEARN, Administrator

SWORN and SUBSCRIBED to before me this 10th day of May, 2018.

Susan K. Demonbreun
DEPUTY CLERK

STATE OF TENNESSEE
WILSON COUNTY

I, Barbara Webb, Clerk and Master of the Probate Court of said County, do hereby certify that the foregoing is a true and perfect copy of the LETTERS OF ADMINISTRATION issued to the above-named Personal Representative of the above estate and I do further certify that the above mentioned is still the acting Personal Representative of the said estate and as such is entitled to full faith and credit, as appears from the records in this court at Lebanon, Tennessee.

WITNESS, my hand and official seal, at office, this 10th day of May, 2018.

Susan K. Demonbreun
Deputy Clerk

STATE OF TENNESSEE, COUNTY OF WILSON
I hereby certify the foregoing to be a true and perfect copy of the original instrument on file in this case.
10th day of May, 2018
BARBARA WEBB, CLERK & MASTER
Susan K. Demonbreun, D. C&M

PROBATE COURT OF WILSON COUNTY, TENN. LEBANON