This Instrument Prepared By:
Sherrard Roe Voigt & Harbison, PLC (CLL)
150 3rd Ave. South, Suite 1100
Nashville, TN 37201

Bill Garrett Davidson County
Batch# 98525 DEEDWARR
05/31/2018 10:27:30 AM 6 pgs
Fees: $32.00 Taxes: $0.00
20180531-0051842

EXECUTOR'S DEED

Address New Owners:
Mary Roberts McAlister, Trustee
Sidney S. McAlister Trust
1600 Old Hickory Blvd.
Brentwood, TN 37027

Send Tax Bills To:
same

Map/Parcel Number:
116 13 0C 021.00

WHEREAS, Sidney Stinson McAlister, deceased, is the current owner ("Owner" and "Grantor") of certain real property located in Davidson County, Tennessee, described on **Exhibit A** attached hereto and incorporated herein by this reference (the "Property"); and

WHEREAS, Sidney Stinson McAlister is one and the same person as Sidney S. McAlister, and one and the same person as Sidney McAlister, Sr.; and

WHEREAS the Owner by this instrument, wishes to set forth the correct ownership percentage of the Property; and

WHEREAS, the Property was conveyed to Sidney S. McAlister and John D. McAlister, as equal tenants in common, by deed from Evans-Cain Company, a partnership composed of Ross Evans, Jr., and John E. Cain, III, by Deed dated June 28, 1971, of record in Book 4515, page 429, Register's Office for Davidson County, Tennessee; and

WHEREAS, Sidney S. McAlister and John David McAlister conveyed unto Daniel F. Lynch, his heirs and assigns, an undivided one-half interest in the Property by deed dated September 22, 1972 of record in Book 4644, page 639, Register's Office for Davidson County, Tennessee; and

WHEREAS, Daniel F. Lynch, Marion Stinson Lynch, Sidney S. McAlister and John David McAlister, for the express purposes of making a re-conveyance to Daniel F. Lynch of one part and John David McAlister and Sidney S. McAlister of the other part as tenants in common with no rights of survivorship, conveyed unto Wilson Sims, Trustee, his successors and assigns, all their interests of whatever kind in the Property. The said Wilson Sims, Trustee, for the express purpose of carrying out the intent of the conveyance, quitclaimed and conveyed unto Daniel F. Lynch, his heirs and assigns, an undivided one-half interest in the Property and unto Sidney S. McAlister and John David McAlister, their heirs and assigns, an undivided one-half interest in the Property as tenants in common. Provided, Daniel F. Lynch for himself and his heirs and assigns granted Marion Stinson Lynch a life estate for and during her entire life in his undivided one-half interest in the Property and Sidney S. McAlister and John David McAlister for themselves and their heirs and assigns granted to Daniel F. Lynch a life estate for and during his entire life in their undivided

one-half interest in the Property by quitclaim deed dated January 30, 1976, of record in Book 5015, page 586, Register's Office for Davidson County, Tennessee; and

WHEREAS, the said Mary S. Lynch died on or about August 7, 1990; and

WHEREAS, Daniel F. Lynch conveyed an undivided one-half interest in the Property to Daniel F. Lynch, Jr. by deed dated November 12, 1997, of record in Book 10682, page 515, Register's Office for Davidson County, Tennessee; and

WHEREAS, the said Daniel F. Lynch died on or about May 16, 1999; and

WHEREAS, Daniel F. Lynch, Jr. conveyed an undivided one-half interest in the Property to Sidney McAlister, Sr. by deed dated July 7, 1999, of record in Book 11602, page 664, Register's Office for Davidson County, Tennessee; and

WHEREAS, John David McAlister's interest in the Property was conveyed to Sidney McAlister, Sr., by deed dated October 8, 1999, of Record in Book 11712, page 893, Register's Office for Davidson County, Tennessee, and whereas said deed contained a Scrivener's Error incorrectly referring to John David McAlister's interest in the Property as an undivided one-half interest in the Property, and John David McAlister's ownership in the property was a one-fourth undivided tenant in common interest pursuant to deed of record in Book 5015, page 586, Register's Office for Davidson County, Tennessee; and

WHEREAS, McAlister, Sr. was the sole owner of the Property on October 8, 1999; and

WHEREAS, Sidney Stinson McAlister (the "Decedent") died on January 20, 2017, and Decedent's Last Will and Testament, dated January 22, 2015, was admitted to probate on February 23, 2017, as File No. 17P237 in the Seventh Circuit Court for Davidson County, Tennessee (Probate Division) (the "Will"); and

WHEREAS, Mary Roberts McAlister is the duly appointed Executor (the "Executor") of the Decedent's Estate (the "Estate") under the Will; and

WHEREAS, the Executor desires to convey all of the Decedent's right, title and interest in and to certain real property located in Davidson County, Tennessee, described on **Exhibit A** attached hereto and incorporated herein by this reference (the "Property") to Mary Roberts McAlister, Trustee, and her successors in trust, of the Sidney S. McAlister Trust in order to settle matters of the Estate in accordance with the terms of the Will.

NOW, THEREFORE, in consideration of the foregoing premises and no other monetary consideration, the Executor hereby transfers, and conveys all of the Executor's right, title and interest in the Property to Mary Roberts McAlister, Trustee, and her successors in trust, of the Sidney S. McAlister Trust (the "Beneficiary").

This is improved property known as Apt. No. 21, 105 Leake Avenue, Nashville, Tennessee 37205.

This Property is being transferred expressly subject to all limitations, restrictions and encumbrances that may affect the Property.

Trustee shall have full authority and discretion to convey, improve, lease, encumber, or in any other manner deal with and administer the Property, without the approval of any court, the joinder of any beneficiary, or the disclosure of the identity of any beneficiary of the Trust.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to the Beneficiary, its successors and assigns, forever; and the Executor hereby transfers, assigns, and sets over unto the Beneficiary, all of the Estate's right, title and interest in the said Property with full benefit of the Executor's warranties to the maximum extent that she can or should do as Executor, but not further or otherwise.

IN WITNESS WHEREOF, the Executor has executed this instrument this 25th day of May, 2018.

FAIRON D. MERRIWEATHER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Mary Roberts McAlister

Mary Roberts McAlister, Executor
Estate of Sidney Stinson McAlister

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for said State and County, Mary Roberts McAlister, who upon oath acknowledged that she is the Executor of the Estate of Sidney Stinson McAlister, deceased, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who further acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, this 25th day of May, 2018.

Notary Public

My Commission Expires: 01/08/2019

My Commission Expires 01/08/2019

845413.1 11753-001

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

This transfer is exempt from taxation pursuant to T.C.A. 67-4-409(a)(3)(D).

Carla L Lovell
Affiant

Subscribed and sworn to before me this 30th day of May, 2018.

Geraldine Simmons Curry
Notary Public

My Commission Expires: 1/6/2020

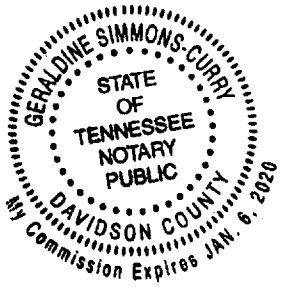


EXHIBIT A

A certain condominium apartment in Davidson County, State of Tennessee, described as follows to wit:

Apartment No. 21 in Belle Meade Towers, a horizontal property regime, located at 105 Leake Avenue in Nashville, Davidson County, Tennessee, as shown on the plat of Belle Meade Tower, recorded in Book 4175, page 159, of the Register's Office for Davidson County, Tennessee and described in Master Deed, recorded in Book 4469, Page 530, as amended by a deed of correction relating to the Master Deed, of record in Book 4494, page 489, of the Register's Office of Davidson County, Tennessee, to which reference is hereby made. Parking Space No. 21, in the garage attached to the building of Belle Meade Tower is a limited common element for the exclusive use of the co-owner of said apartment.

The easements, restrictive covenants, conditions and regulations imposed upon and relating to the property, apartments, co-owners, and tenants of Belle Meade Tower contained in the Master Deed, and the By-Laws appended thereto, recorded in Book 4469, page 530, as amended by a deed of correction relating to the Master Deed of record in Book 4494, page 489, of the Register's Office of Davidson County, Tennessee, are incorporated in this deed by reference and made a part hereof the same as though copied herein.

Being part of the same property conveyed to Sidney S. McAlister and John David McAlister, by deed from Evans-Cain Company, a partnership composed of Ross Evans, Jr., and John E. Cain, III, of record in Book 4515, page 429, Register's Office for Davidson County, Tennessee; and being part of the same property conveyed to Daniel F. Lynch, Sidney S. McAlister and John David McAlister, as tenants in common, and subject to a life estate of Marion Stinson Lynch and Daniel F. Lynch, by quitclaim deed dated January 30, 1976, from Wilson Sims, Trustee, of record in Book 5015, page 586, Register's Office for Davidson County, Tennessee; and being the same property conveyed to Sidney S. McAlister deed dated July 7, 1999, from Daniel F. Lynch, Jr., of record in Book 11602, page 664, Register's Office for Davidson County, Tennessee; and being an undivided one-fourth interest in the same property conveyed to Sidney S. McAlister by deed dated October 8, 1999, from John David McAlister of Record in Book 11712, page 893, Register's Office for Davidson County, Tennessee. Mary S. Lynch died on or about August 7, 1990, and the said Daniel F. Lynch died on or about May 16, 1999.

The legal description is the same as the previous deed of record.

This is improved property known as Apt. No. 21, 105 Leake Avenue, Nashville, Tennessee 37205.

CERTIFICATE OF AUTHENTICITY

I, Carla L. Lovell, do hereby make oath that I am a licensed attorney and/or 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.

Carla L Lovell
Carla L. Lovell

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public in and for the County and State aforesaid, personally appeared, Carla L. Lovell with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledges this certification of an electronic document is true and correct.

WITNESS my hand and seal at office in Nashville, Tennessee, this 30th day of May, 2018.

Geraldine Simmons Curry
Notary Public

My Commission Expires: 1/6/2020

GERALDINE SIMMONS-CURRY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JAN. 6, 2020