THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 180315348** Bill Garrett Davidson County Batch# 99446 **DEEDWARR** 06/04/2018 09:02:33 AM 2 pgs Fees: $13.00 Taxes: $666.00 20180604-0052733	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $180,000.00. KGK Affiant Subscribed and sworn to before me, this 29th day of May, 2018. Notary Public My Commission Expires:

VIRGINIA ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES NOVEMBER 6, 2021

PERSONAL REPRESENTATIVE'S DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Wayne McDonald 8013 Stallion Court Nashville TN 37221	New Owner	Tax Parcel ID No. 128-10-011.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Gene Keck, as Personal Representative of the Estate of Evelyn B. Smetona** ("Grantor"), qualified to do business under and by virtue of the laws of the State of Tennessee, under the provisions of a Last Will and Testament of Evelyn B. Smetona, has this day bargained and sold, and does hereby transfer and convey to **Wayne McDonald**, ("Grantee"), his successors, heirs and assigns, all of that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 34 on the Plan of Stacey Square, Section II, as of record in Plat Book 4175, Page 30, Register's Office of Davidson County, Tennessee.

Said Lot No. 34 fronts 75 feet on the Southeasterly margin of Stallion Court and extends back 122.9 feet on the Northeasterly line and 109.3 feet on the Southwesterly line to a dead line in the rear, measuring 105.50 feet.

Being the same property conveyed by Last Will and Testament of Evelyn B. Smetona in Docket No. 17P2036; Quitclaim Deed from Ellen E. Hrabovsky to Evelyn B. Smetona, as recorded on the 13th day of December, 1976 in Deed Book 5096, Page 268 and Warranty Deed from Allen P. Steiner and wife, Janice J. Steiner to Ellen E. Hrabovsky and Evelyn B. Smetona, as recorded on the 1st day of February, 1973 in Deed Book 4677, Page 836, in the Register's Office of Davidson County, Tennessee. Evelyn B. Smetona having since died on October, 24, 2017. Last Will and Testament was filed in the Seventh Circuit Court for Davidson County, Tennessee, under Docket No. 17P2036. Said Last Will and Testament further specifically authorizes Gene Keck, as Personal Representative to convey real estate.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2018 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann. Section 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of STACEY SQUARE, SECTION II, as recorded in Plat Book 4175, Page(s) 30.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 4265, Page 777 and Book 4379, Page 833.

This is improved property located at: 8013 Stallion Court, Nashville, TN 37221.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, his successors, heirs and assigns, forever.

Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple and has a good right to convey it. This Deed is executed pursuant to and in the exercise of power and authority granted to and vested in said Personal Representative by the terms of said Last Will and Testament.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 29th day of May, 2018.

Estate of Evelyn B. Smetona

By: Gene Keck, personal representative.
Gene Keck, Personal Representative

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Gene Keck, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Personal Representative of the Estate of Evelyn B. Smetona, the maker or the constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 29th day of May, 2018.

Notary Public

My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-10-2018