STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $0.00.

George Garland
Affiant

Subscribed and sworn to before me on this 6 day of September 2018.

Notary Public

My Commission Expires: 12-7-2021

NICHOLAS PERENICH JR
NOTARY PUBLIC
TENNESSEE
DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY:
Nick Perenich
237 Old Hickory Blvd., Ste. 102
Nashville, TN 37221

Address New Owner:	Send Tax Bills to:	Parcel ID:
Audrey Garland Valdovinos and Michael Garland 7041 Cavenders Branch Rd. Lyles TN 37098	New Owner	127 00 0 248.00

Karen Y Johnson Davidson County
Batch# 138253 DEEDQC
09/10/2018 09:31:39 AM 3 pgs
Fees: $17.00 Taxes: $0.00

20180910-0089302

Personal Representative's Deed

For and in consideration of the sum of Ten ($ 10.00) Dollars, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged, and in connection with the distribution of the estate of the decedent pursuant to the decedent's will, George Michael Garland, Personal Representative for the Estate of Oma May Garland (appointed in Probate Court Case number 18P-1418, Seventh Circuit Court for Davidson County, Tennessee, Probate Division), and George Michael Garland, individually, to relinquish and quitclaim any interest he may have in the property, hereinafter called the Grantor(s), has bargained and sold and hereby remises, releases and forever quitclaims unto Audrey Elizabeth Garland Valdovinos and Michael Bradley Garland, hereinafter called the Grantee, their heirs, successors and assigns, all his right, title and interest in a certain parcel of land in Davidson County, Tennessee, described as follows:

EXHIBIT A

This is unimproved property, known as **0 Buffalo Road, Nashville, TN 37221.**

Said property is quitclaimed subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand on the date below.

George Michael Garland, Individually and as Personal Representative

9-6-18
Date

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **George Michael Garland**, with whom I am personally acquainted, or who presented sufficient proof of identity, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at Nashville, Tennessee, this 6 day of September, 2018.

Notary Public

My Commission Expires: May 3, 2021

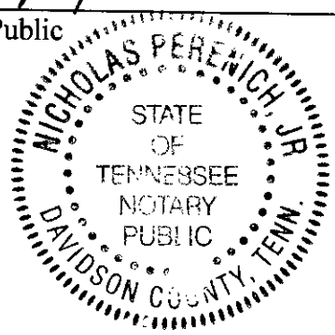


EXHIBIT A

Land in the 9th Civil District of Davidson County, Tennessee, and being described according to a survey by P. A. Chapdelaine, Tennessee Surveyor No. 882, dated May 2, 1983, and being a 17.69 acre tract served by an unnamed easement road which existed with gravel prior to July 1, 1984, and said easement road being established on May 8, 1979, by instrumentof record in Book 5393, page 898, Register's Office for Davidson County, Tennessee, and the within described property consisting of more than 10 acres, described as follows: Beginning at an iron pin in the center of an unnamed easement road after being measured along the centerline of LeonEasement Road 582.72 feet in a northwesterly direction from a point being measured along the centerline of said unnamed easement road 1,579.67 feet in a northerly and northeasterly direction from an irn pin in the center of said easement roadwhere it joins the road described in Book 5393, page 898, Register's Office for Davidson County, Tennessee, also being R. C. Bibbs' nortwest corner as shown in Book 5976, page 555, Register's Office for Davidson County, Tennessee; thence with the center of said continuing easement road which all purchasers of Heath 10 acre tracts having a right to ingress and egress over and inuring to their heirs, successors and assigns but with the duties described in Book 5393, page 898, and now the within conveyed land being described as follows: South 32°8'10" East 150 feet to a point with the centerline of Leon Easement Road and thence with a curve running along the centerline of Leon Easement Road 145.31 feet and 86.07 feet in a southerly direction; thence South 21°3'47" East 799.94 feet to an iron pin; thence South 83°38'11" East 1,175.76 feet to an iron pin; thence North 22°40' 54" West 683.00 feet with Travis' fence line to an iron pin; thence West 88°9'35" West 1,023.89 feet with a fence to a post; thence North 10°43'7" East 680.90 feet with a fence to a point; thence South 57°51'50" West394.96 feet to the point of beginning.

This tract of land has a 25 foot wide easement along its westerly line existing for the purpose of providing egress and ingress to the owners of a 12.94 acre tract, their heirs, successors, and assigns, which lies just South of the within described property.

Being the same property conveyed to Rebecca L. Garland by deed from Jerry D. Heath and wife, Dorothy L. Heath, of record in Book 6417, Page 497, Register's Office for Davidson County, Tennessee. Rebecca L. Garland died intestate on January 24, 1998 (Davidson County, Tennessee Probate Docket # 98 P 311) and the property passed to her parents Clessie Leo Garland and Oma May Garland by intestate succession. Clessie Leo Garland died on January 27, 1999.

***The legal description for this property is the same as the legal description in Will of decedent. No new survey was completed. ***