ADDRESS NEW OWNER: Edward A. Wilkerson
2212 B Castleman Dr.
Nashville, TN 37215

SEND TAX BILL TO: New Owner
2212 B Castleman Dr.
Nashville, TN 37215

MAP-PARCEL NOS. 128-13-0A-351.00

Karen Y Johnson Davidson County
Batch# 159318 DEEDWARR
11/14/2018 09:12:08 AM 5 pgs
Fees: $28.00 Taxes: $732.60
20181114-0112092

Prepared by: Cindy S. Smith, P.C., Attorney at Law
P.O. Box 292004
Nashville, TN 37229-2004

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Billy Dean Thomas, Executor of the Estate of Martha Lafay Thomas** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **Edward A. Wilkerson** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit:

Being Apartment Unit No. 351 of Westfield Condominiums created under Title 66, Section 27-101, et seq, as amended, Tennessee Code Annotated, and as established by a Master Deed, of record in Book 6678, Page 771, and amended in Book 6736, Page 110, and further amended in Book 6831, Page 982, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in Exhibit "C" of said Master Deed. Reference is hereby made to the plat of Westfield Condominiums set forth as Exhibit "D" of said Amendment to the Master Deed of record in Book 6831, Page 982, in said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to George W. Thomas and Martha L. Thomas, husband and wife by Warranty Deed, from Vestie Medlin and Wanda J. Medlin, husband and wife of record in Book 8972, Page 481, Register's Office for Davidson County, Tennessee, recorded on June 7, 1993.

The said George W. Thomas died on October 28, 2007, leaving Martha L. Thomas as the surviving tenant by the entirety. Martha L. Thomas died testate on March 15, 2018. The Decedent's Last Will and Testament was admitted to probate in the name of Martha LaFay Thomas under Docket No. 18P1021 in the Seventh Circuit of Davidson County, Tennessee (Probate Division). Under the Decedent's will Billy Dean Thomas was named as the alternate Executor (Article V). Letters of Testamentary were duly issued to Billy Dean Thomas. Pursuant to Article V of the Decedent's Will, any real property owned at the time of her death was to be vested in said Executor with full power to sell without the joinder of any party.

This is property with a common address of 351 Westfield Drive, Nashville, TN 37221.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING:
(1) Property taxes for the current year and all subsequent years, taxes for the current year having been prorated and payment of same being paid at closing by the Grantor.(2) All matters appearing on the Plan of record in Plat Book 6250, Page 748, Register's Office for Davidson County, Tennessee.(3) Restrictive Covenants of record in Book 6551, Page 988, said Register's Office.(4) Master Deed and By-Laws for The Hamlet of record in Book 6678, Page 771; Amended name change to The Westfield Condos of record in Book 6736, Page 110; Amended in Book 6801, Page 962; Amended in Book 6831, Page 982, and Book 7271, Page 256; Amended in 20170423-0040045; Amendment to By-Laws in Instrument No. 20170423-0040042, said Register's Office.(5) Appointment of Substitute Trustee in Book 9608, Page 719, said Register's Office.(6) Sewer and Right of Way Easement of record in Book 4851, Page 918, said Register's Office.(7) Sewer Easement of record in Book 6551, Page 981, said Register's Office.(8) Amendment to Charter in Book 6746, Page 677, said Register's Office.(9) Utilities Easement to Harpeth Valley Utillities District of record in Book 7803, Page 694, said Register's Office.(10) Easement to Comcast of Nashville I, LLC in Instrument No. 20151130-0120253, said Register's Office.

SEE "ORDER TO SELL REAL PROPERTY" AND "LETTERS TESTAMENTARY" ATTACHED HERETO AND MADE A PART HEREOF.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever. And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their heirs, representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 9th day of November 2018.

X Billy Dean Thomas EXECUTOR

Billy Dean Thomas, Executor of the Estate of Martha Lafay Thomas

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Billy Dean Thomas, Executor of the Estate of Martha Lafay Thomas,** with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 9th day of November 2018.

CHRISTOPHER SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 3, 2020

Notary Public
My Commission Expires:

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater for this transfer is $198,000.00.

Affiant

Subscribed and sworn before me this 9th day of November 2018.

ATT VIXAYVONG
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Notary Public
My Commission Expires: _____

MY COMMISSION EXPIRES:
01/18/22

File No. 1810K278

Copy

IN THE SEVENTH CIRCUIT COURT OF DAVIDSON COUNTY, TENNESSEE
PROBATE DIVISION

FILED
NOV 02 2018
By [illegible] Clerk
Deputy

IN RE:]
]
ESTATE OF MARTHA LAFAY THOMAS] File No. 18P1021

ORDER TO SELL REAL PROPERTY

This matter came to be heard on November 2, 2018, before the Honorable Randy Kennedy in the Seventh Circuit Court of Davidson County upon the Executor's Motion to Sell Real Property of the Estate. The Court finds the Motion is well taken and it is therefore

ORDERED, ADJUDGED, and DECREED that the Executor of the Estate of Martha LaFay Thomas may sell the real property at 351 Westfield Drive, Nashville, Davidson County, Tennessee pursuant to the terms of the proposed contract. It is further ordered that the sale of the real property shall be without the joinder of any party and any purchaser is not required to look to the application of the proceeds. It is further ordered that the proceeds from the sale will be paid into the Estate Account as directed by the Executor for disbursement according to the terms of the Last Will and Testament.

Entered this 2 day of NOV, 2018

RANDY KENNEDY, Judge

Approved for Entry:

LYNN NEWCOMB, BPR #030280
Attorney for Estate
Balthrop, Perry, Noe & Newcomb
102 Boyd Street
Ashland City, TN 37015
615-792-5635

Copy

CERTIFICATE OF SERVICE

I hereby certify that a true and exact copy of the foregoing has been mailed via the US Postal service, certified first class, postage pre-paid to Rhonda LaFay King, 6335 Columbia Ave., Nashville, TN 37209 this the 14 day of November, 2018.

LYNN NEWCOMB

Copy

IN THE CIRCUIT COURT OF DAVIDSON COUNTY, TENNESSEE

(PROBATE DIVISION)

LETTERS TESTAMENTARY

TO: **BILLY DEAN THOMAS** DOCKET NO: **18P1021**

*It appearing to the Court that **MARTHA LAFAY THOMAS** has died leaving a written Will in which you are appointed **Executor** and which has been duly approved by the Court; and you having been qualified according to law, and it having been ordered by said Court that Letters Testamentary issue to you;*

*THESE ARE, THEREFORE, to empower you, the said **BILLY DEAN THOMAS**, to enter upon the execution of said Will, and take into your possession all of the property, and to make, within **sixty (60) days** from this date, a perfect inventory thereof, and make due collection for all debts, and after paying all the just demands against the Testator, and settling up the business according to law, you will pay over and deliver the property and effects that may remain in your hands, and do all other things that may be required, according to the provisions of the said will and the laws of the land.*

*WITNESS, Richard R. Rooker, Clerk of the Probate Court, at office, this **June 21st, 2018**.*

RICHARD R. ROOKER, Clerk

_____ D.C.

STATE OF TENNESSEE)

DAVIDSON COUNTY)

I, RICHARD R. ROOKER, Clerk of the Probate Court of said County, do hereby certify that the foregoing is a true and perfect copy of the Letters Testamentary issued to **BILLY DEAN THOMAS** as **Executor** of the estate of **MARTHA LAFAY THOMAS**, deceased, and I do further certify that **BILLY DEAN THOMAS** is still acting **Executor** of the estate of **MARTHA LAFAY THOMAS** and all acts as such are entitled to full faith and credit as it appears from the official record in my office in Nashville, Tennessee, this the _____ day of _____, 20___.

RICHARD R. ROOKER, Clerk

_____ D.C.