This instrument prepared by:

JOHN R. REYNOLDS (#2522)
Attorney at Law
Suite 2702, The Office Tower
611 Commerce Street
P.O. Box 190481
Nashville TN 37219-0481
Tel: (615) 256-2694
Fax: (615) 256-2361

Karen Y Johnson Davidson County
Batch# 161923 DEEDWARR
11/16/2018 12:34:14 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20181116-0113120

Address of New Owner: **JOE FRANK GILLESPIE, JR., 6343 Clarksville Pike, Joelton, TN 37080**

Name and Address of the person or entity responsible for payment of real property taxes:

JOE FRANK GILLESPIE, JR., 6343 Clarksville Pike, Joelton, TN 37080 Map 21, Parcel 2

PERSONAL REPRESENTATIVE'S DEED

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, JOE FRANK GILLESPIE, SR., died 30 August, 2017, and his estate is being **administered in the Seventh Circuit Court (Probate Division), Metropolitan Nashville** and **Davidson County, Tennessee**, Case No. 17P-2121; and

WHEREAS, JOE FRANK GILLESPIE, SR., left a paperwriting dated **17 July 2003**, purporting to be his Last Will and Testament which paperwriting was admitted to probate on 14 December, 2017, as his Last Will and Testament and recorded in the **Seventh Circuit Court, (Probate Division) Davidson County, Tennessee**; and

WHEREAS, JOE FRANK GILLESPIE, JR., is the duly appointed and acting Personal Representative of the Estate of **JOE FRANK GILLESPIE, SR.**, deceased, under Letters Testamentary issued 14 December, 2017;

NOW, THEREFORE, for and in consideration of the foregoing and other good and valuable considerations, the receipt and adequacy of which are hereby acknowledged and as evidence of the devise of that certain Real Property hereinafter described to **JOE FRANK GILLESPIE, JR.**, by and under said Last Will and Testament of **JOE FRANK GILLESPIE, SR.**, deceased, the undersigned, **JOE FRANK GILLESPIE, JR.**, Personal Representative of the Estate of **JOE FRANK GILLESPIE, SR.**, deceased, hereinafter referred to as Grantor, by these presents hereby transfers and conveys to **himself, JOE FRANK GILLESPIE, JR.**, that certain tract or parcel of land in **Metropolitan Nashville and Davidson County, Tennessee**, and being more particularly described on **EXHIBIT A** attached hereto and made a part hereof.

This is improved Real Property located at and known as 6540 Clarksville Highway, Joelton, Davidson County, Tennessee 37080.

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, **JOE FRANK GILLESPIE, JR.**, his successors and assigns, forever; and Grantor as Personal Representative but no further or otherwise does covenant with the said Grantee that as Personal Representatives they have a good right to convey the Real Property. Grantor does further covenant and bind himself as Personal Representative but no further or otherwise to warrant and forever defend the title to said land during the time he has served as Personal Representative to the said Grantee, her heirs and assigns, against the lawful claims of all persons whomsoever, but this Warranty Deed is limited to the time in which said real estate was lawfully

seized and possessed by Grantor herein and does not extend to any previous time thereto.

Grantor and Grantee are used for singular or plural, as context requires.

IN WITNESS WHEREOF, Grantor has executed this Personal Representative's Limited Warranty Deed on the 14th day of November 2018.

JOE FRANK GILLESPIE, Personal Representative of the Estate of **JOE FRANK GILLESPIE, SR.,** deceased.

STATE OF **TENNESSEE**

COUNTY OF **DAVIDSON**

Personally appeared before me, the undersigned, a Notary Public in and for said State and County aforesaid, the within named **JOE FRANK GILLESPIE, JR.**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be Personal Representative of the Estate of **JOE FRANK GILLESPIE, SR.**, deceased, the within named Grantor, and that he as such Personal Representative executed the foregoing Executor's Deed for the purposes therein contained, by signing his name as Personal Representative.

Witness my hand and official seal at Nashville, Tennessee, this day of 14th DAY NOVEMBER 2018.

Notary Public

My commission expires: SEPTEMBER 20, 2022

BROOKE GRISSOM SMITH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF **TENNESSEE**
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer, is $ 0 .

This Deed is evidence of distribution of described Real Property to **JOE FRANK GILLESPIE, JR.**, devisee and legatee by and under the Last Will and Testament of **JOE FRANK GILLESPIE, SR.**, deceased, and is exempt from any transfer tax pursuant to **Tennessee Code Annotated, Section 47-4-409(a)(3)(B).**

Affiant

Subscribed and sworn to before me
this 14th day of NOVEMBER 2018.

Notary Public

My commission expires SEPTEMBER 20, 2022

BROOKE GRISSOM SMITH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

EXHIBIT A

6540 Clarksville Highway

Joelton, Davidson County, Tennessee 37080

Map 21, Parcel 2

Land in the 14th Civil District of Davidson County, Tennessee, described partly according to two surveys, one made March 23, 1960 by T.R. Sanford, Surveyor, and the other, not dated, made by E.L. Miller, Jr. & Co. as follows:

BEGINNING in the northerly margin of U.S. Highway 41-A (A/K/A CLARKSVILLE HWY.) at the westernmost southeasterly corner of the property conveyed to Joe Frank Gillespie and wife from O.A. Felts and wife by deed of record in Book 2086, Page 371, Register's Office for Davidson County, Tennessee, said beginning point being also the southwesterly corner of the property described in a Quitclaim Deed to O.A. Felts and wife, Pearline Felts from Joe Frank Gillespie and wife, Nancy Gillespie of record in Book 3071, Page 83, said Register's Office and running thence along Gillespie's easterly line and partly along a fence, now Gillespie's interior corner; thence with a fence along Gillespie's southerly line, South 74 deg. East 126 feet to the northwesterly corner of a tract of land being conveyed February 19, 1965 to William E. Nunley and wife, Alice Faye Nunley; thence along Nunley's westerly line, South 11 deg. West 362 feet, more or less, to Nunley's southwesterly corner in the northerly margin of U.S. Highway 41-A; thence with the same, North 79 deg. West 146 feet to the beginning.

Being the same Real Property conveyed to Joe F. Gillespie, Sr., by Warranty Deed from Donald W. Felts, and shown of record as Instrument No. 20080530-0055445, Register's Office for Davidson County, Tennessee.

Being the same Real Property from which Joe F. Gillespie, Sr., conveyed an estate to Eula M. Hamblin for and during her natural life subject to the terms and conditions therein and shown of record as Instrument No. 2009-0001079, Register's Office for Davidson County, Tennessee.

And being the same Real Property in which Eula Mae Hamblin Gillespie conveyed her Life Estate to Joe Frank Gillespie, Jr., in his capacity as Executor for the Estate of Joe Frank Gillespie, Sr., and recorded as Instrument No. 20181116-0113119, Register's Office for Davidson County, Tennessee.

Said conveyance is subject to a 10' unsurveyed and unrecorded ingress/egress easement running along a driveway and path at the eastern margin between Highway 41A and a gate to a farm known as 6560 Clarksville Highway, Joelton, Tennessee.

JOE F. GILLESPIE, SR., and **JOE FRANK GILLESPIE, SR.,** were and are the same person.

EULA M. HAMBLIN, and **EULA MAE HAMBLIN GILLESPIE** are one and the same person.

JOE FRANK GILESPIE, SR., died 30 August 2017, and his estate is being **administered in the Seventh Circuit Court (Probate Division), Metropolitan Nashville** and **Davidson** County, Tennessee, Case No. 17P-2121.

JOE FRANK GILLESPIE, SR., left a paperwriting dated **17 July 2003**, which paperwriting was admitted to probate on 14 December 2017, as his Last Will and Testament and recorded in the **Seventh** Circuit Court, (Probate Division) **Davidson** County, Tennessee, Case No. 17P-2121.

JOE FRANK GILLESPIE, JR., was appointed Personal Representative of the Estate of **JOE FRANK GILLESPIE, SR.**, deceased, under Letters Testamentary issued 14 December 2017.