Karen Y Johnson Davidson County
Batch# 172413 DEEDWARR
12/10/2018 03:47:15 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20181210-0120208

This Instrument Prepared By:
Sherrard & Roe PLC (Amy Mohan, Esq.)
150 3rd Ave. South, Suite 1100
Nashville, TN 37201

ADMINISTRATOR'S DEED

Address New Owners:	Send Tax Bills To:	Map/Parcel Number:
1401 East Riverwood Dr. Nashville, TN 37216	1401 East Riverwood Dr. Nashville, TN 37216	Parcel Id. No. 061 12 0 141.00.

WHEREAS, this property was titled to Wanda June Bratcher and James Howard Bratcher as a Tenancy by the Entirety and Mr. and Mrs. Bratcher both died intestate on May 10, 2013 and the heirs and executer agreed to an order closing the estate, declaring it insolvent and bringing the real property into the estate on November 30, 2015 in the Maury County Probate Court.

WHEREAS, Barbra Boyd is the duly appointed Executor (the "Executor") of the Decedent's Estate (the "Estate"); 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 Randall Keith Canter and his successors in order to settle matters of the Estate;

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 Randall Keith Canter and his successors.

This is improved property located at 1301 Plymouth Avenue, Nashville, Davidson County, Tennessee 37216, described on Exhibit A attached hereto and incorporated herein by reference, and any improvements thereon (the "Property").

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

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 17th day of ~~December, 2015~~. February 2016 BB

Barbra Boyd

Barbra Boyd, Executor
Estate of Howard Bratcher

STATE OF TENNESSEE)
COUNTY OF Maury)

Personally appeared before me, a Notary Public in and for said State and County, Barbra Boyd, who upon oath acknowledged that she is the Executor of the Estate of Howard Bratcher, deceased (the "Estate"), 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 17th day of ~~December~~ February, 2016.

Kaitlin Bates

Notary Public

My Commission Expires: 10/17/2016

KAITLIN BATES
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF Maury)

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

Barbra Boyd

Affiant

Subscribed and sworn to before me this 17th day of February, 2016.

Kaitlin Bates

Notary Public

My Commission Expires: 10/17/2016

KAITLIN BATES
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY, TENN.

745869.1 10316-001

EXHIBIT A

Lot 25 & PT 24 Resub lots of Eastdale Pl. Same being Parcel Identification No. 061 12 0 141.00. Property located at 1301 Plymouth Avenue, Nashville, Tennessee.

Being the same property conveyed to Wanda June Bratcher f/k/a/ Wanda June Ransom Canter by Deed of record in Book 7778, Page 283. Said Wanda June Bratcher then conveyed said property to James Howard Bratcher and wife, Wanda June Bratcher by Quit Claim Deed of record under instrument No. 20011210-0142125, thereby creating a Tenancy by the Entirety. After Wanda June Bratcher and Howard Bratcher's death, sole fee simple titled was vested in Howard Bratcher's siblings, on May 10, 2013. The siblings and Ms. Barbra Boyd agreed to set aside an order closing the estate, declared the estate insolvent and bring the real property, including this property, into the estate. An Order was entered to that effect in the Maury County Probate Court on November 30, 2015.

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