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 Johnson Davidson County
Batch# 203868 DEEDWARR
03/08/2019 11:02:46 AM 6 pgs
Fees: $32.00 Taxes: $0.00
20190308-0021478

NOTE TO REGISTER: Upon recording, please return the recorded instrument to: JOHN R. REYNOLDS, Attorney at Law, Suite 2702, The Office Tower, 611 Commerce Street, P. O. Box 190481, Nashville TN 37219-0481.

Address New Owner(s) as follows: **DARRELL LEE GILLESPIE, 1021 Nina Drive, Springfield, TN 37172**

Name and Address of the person or entity responsible for payment of real property taxes: **DARRELL LEE GILLESPIE, 1021 Nina Court, Springfield, TN 37172**

Map/Parcel No. **014 00 0 016.00**

PERSONAL REPRESENTATIVE 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 and that 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 **DARRELL LEE GILLESPIE G** 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 **DARRELL LEE GILLESPIE, his heirs and assigns** 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 **(X) improved** ( ) **unimproved** Real Property located at and known as **6551 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, **DARRELL LEE GILLESPIE**, his heirs 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 7th day of March 2019.

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

STATE OF TENNESSEE)

COUNTY OF ~~DAVIDSON~~)
SUMNER

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 7th MARCH 2019.

Notary Public

BROOKE GRISSOM SMITH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

My commission expires:
SEPTEMBER 20, 2022

STATE OF **TENNESSEE**
COUNTY OF ~~DAVIDSON~~
SUMNER

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

This Deed is evidence of distribution of the described Real Property to **DARRELL LEE GILLESPIE**, 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).**

Darrell L. Gillespie
Affiant

Subscribed and sworn to before me this 7th day of MARCH 2019.

Notary Public

My commission expires:
SEPTEMBER 20, 2022

BROOKE GRISSOM SMITH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

EXHIBIT A

6551 Clarksville Highway,
Joelton, Davidson County, Tennessee 37080

Map/Parcel Nos. 14/16

See Exhibit A-1 attached.

Being the same Real Property conveyed to Joe F. Gillespie, Sr., by Warranty Deed from Virginia Young, unmarried, and shown of record as Instrument No. 20060915-0114675, Register's Office for Davidson County, Tennessee.

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

EXHIBIT A-1, PROPERTY DESCRIPTION

Land located in the 14th Civil District of Davidson County, Tennessee, described as follows: Beginning at a point in the center of the Old Clarksville Highway 245.5 feet from the southwest corner of the A.J. Williams corner running for 586 feet South 83 deg. East to the C.B. Bidwell corner; thence 586 feet North 66 deg. West to the South border of Highway 112 to a stake; thence South 17 deg. East to the center of the Old Clarksville Highway.

Being the same property conveyed from Virginia Young by Warranty Deed to Joe F. Gillespie, Sr. and recorded as instrument 20060915-0114675, Davidson County Register's Office.