Karen Johnson Davidson County
Batch# 225370 DEEDQC
05/03/2019 08:54:01 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20190503-0041353

Prepared By:
NEAL & HARWELL, PLC
1201 Demonbreun Street
Suite 1000
Nashville, Tennessee 37203
(615) 244-1713

EXECUTOR'S DEED

ADDRESS NEW OWNERS:	SEND TAX BILLS TO:	MAP-PARCEL:
Lisa L. Sutton 4503 Shy's Hill Road Nashville, TN 37215	SAME	02200019200

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, and in connection with the Estate of Clarence S. Anderson, the decedent's Last Will and Testament having been duly admitted to probate in Davidson County, Tennessee, as File No. 18P-2092, in the Probate Division of the Circuit Court for Davidson County, Tennessee, Lisa Lynn Sutton, Executor of the Estate of Clarence S. Anderson, hereinafter called the GRANTOR, by these presents does hereby quitclaim, transfer and convey unto GRANTEE, Lisa L. Sutton, certain land located in Davidson County, Tennessee, described as follows, to wit:

SEE EXHBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN.

BEING the same property conveyed to Clarence S. Anderson and wife Elizabeth J. Anderson, by quitclaim deed from Clarence Anderson and Elizabeth J. Anderson, Trustees of the CS and Elizabeth J. Anderson Family Living Trust dated November 16, 1991, of record in Instrument No. 20081002-0100271, said Register's Office.

The said Elizabeth J. Anderson predeceased Clarence S. Anderson.

This is unimproved property known as 0 Swindle Road, Whites Creek, Tennessee 37189.

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

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness her hand this 29th day of April, 2019.

Lisa Lynn Sutton

Lisa Lynn Sutton, Executor

ACKNOWLEDGMENT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a notary public in and for said county and state, Lisa Lynn Sutton, Executor of the Estate of Clarence S. Anderson, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained, in her capacity as Executor of the Estate of Clarence S. Anderson.

WITNESS my hand and official seal, at office in Nashville, Tennessee, on this 29th day of April, 2019.

Notary Public

STEPHEN C. SEXTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires: 10/7/19

The actual consideration or value whichever is greater, for this transfer is $0.00, as this transfer is exempt from real estate transfer tax pursuant to Tenn. Code Ann. § 67-4-409(a)(3)(D).

Lisa Lynn Sutton

Lisa Lynn Sutton, Executor

Sworn to and subscribed before me this 29th day of April, 2019.

Notary Public

STEPHANIE G. SEXTON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

10/7/19

My Commission Expires

NO EXAMINATION OF THE PUBLIC RECORDS HAS BEEN MADE BY THE PREPARER OF THIS INSTRUMENT TO DETERMINE OWNERSHIP OR STATUS OF TITLE.

BEGINNING at an iron pin in the centerline of a gravel road running generally in a northeasterly direction from Whites Creek Pike, the same being about 1270 feet from Whites Creek Pike; thence North 64° 21' 21" West 151.46 feet to an iron pin; thence North 33° 56' 48" West 139.48 feet to an iron pin; thence North 40° 39' 45" East 177.51 feet to an iron pin; thence South 42° 34' 25" East 80.11 feet to an iron pin; thence South 17° 44' 44" East 156.22 feet to an iron pin in the centerline of said gravel road; thence with the centerline of said gravel road, North 19° 03' 01" East 91.20 feet to an iron pin; North 10° 19' 39" East 66.07 feet to an iron pin; and North 36° 52' 22" East 140.91 feet to an iron pin; thence leaving said road and passing through a concrete monument, North 87° 57' 28" East 146.19 feet to an iron pin; thence South 38° 59' 11" East 123.84 feet to an iron pin; thence North 19° 52' 56" West 19.69 feet to an iron pin in Burton's line; thence with Burton's line, South 19° 52' 56" East 66 feet to an iron pin; South 32° 54' 25" West 145.26 feet to an iron pin; South 22° 09' 21" West 153.32 feet to an iron pin; thence South 22° 09' 21" West 63 feet to an iron pin; thence South 30° 59' 27" West 65.04 feet; thence South 61° 58' 12" West 26.47 feet to an iron pin; thence North 61° 18' 50" West 54.3 feet to an iron pin; thence North 35° 36' 42" West passing through a concrete monument 201.63 feet to the beginning, containing 4.1 acres more or less.

Included in the above Tract but specifically excluded from this conveyance are the following tracts:

LAND located in the 2nd Civil District of Davidson County, Tennessee, described as follows:

BEGINNING at an iron pin in the easterly margin of Swindle Road, said pin being the original northwest corner of Lot No. 2 in the subdivision of the David Wade property of record in Plat Book 6900, page 129, Register's Office for Davidson County, Tennessee; thence North 72 degrees 59 minutes 27 seconds East 148.57 feet to an iron pin; thence South 37 degrees 00 minutes 52 seconds East 123.84 feet to an iron pin; thence South 19 degrees 52 minutes 56 second East 20.69 feet to an iron pin; thence South 21 degrees 51 minutes 15 seconds East 65.0 feet to an iron pin in a creek; thence along said creek, South 34 degrees 52 minutes 44 seconds West 75.26 feet to an iron pin; thence North 67 degrees 38 minutes 12 seconds West 288.31 feet to an iron pin in the easterly margin of Swindle Road; thence with the easterly margin of Swindle Road the following courses: along a curve to the right (I = 13 degrees 01 minutes 24 seconds; R = 220.45 feet) a distance of 50.11 feet to a concrete monument; along a curve to the left (I = 9 degrees 01 minutes 05 seconds; R = 362.14 feet) a distance of 57.0 feet to the point of beginning, containing 0.965 acres (42.035 square feet), more or less.

BEING Lot No. 1 on the Resubdivision of Lot 2 of the David Wade Subdivision, of record in Plat Book 6050, page 360, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate description.

Being the same property conveyed to Thomas E. Swindle and Donna Swindle by Deed of Record in Book 6632, Page 287, Register's Office for Davidson County, Tennessee.

BEING Lot No. 2 on the Resubdivision of Lot 2 of the David Wade Subdivision, of record in Plat Book 6050, page 360, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate description.

Being part of the same property conveyed to Joe L. Wall and H. Mike Suggs d/b/a J & M Investment by Deed of Record in Book 8037 page 406 Register's Office for Davidson County, Tennessee.

This is unimproved real property on Swindle Road, Whites Creek, Tennessee 37189 (containing approximately .89 acres more or less).

EXHIBIT A