EXECUTOR'S DEED

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NOS.:
Mary C. McWhirter 2210 Crocker Springs Road Goodlettsville, TN 37072	Mary C. McWhirter 2210 Crocker Springs Road Goodlettsville, TN 37072	043-03-0 001.00

This instrument prepared by:
William Timothy Hill, Attorney
Price, Hill & Kolarich
201 4th Avenue North, Suite 1800
Nashville, TN 37219

Karen Johnson Davidson County
Batch# 285214 DEEDWARR
09/13/2019 09:03:07 AM 2 pgs
Fees: $13.00 Taxes: $1,850.00

20190913-0092772

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $500,000.00

Mary C. McWhirter
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, A NOTARY PUBLIC, THIS THE 12th DAY OF September, 2019.

NOTARY PUBLIC

MY COMMISSION EXPIRES: My Commission Expires MAR. 3, 2020

(AFFIX SEAL)

WILLIAM TIMOTHY HILL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

FOR AND IN CONSIDERATION of Ten Dollars ($10.00), cash in hand paid and other good and valuable consideration, receipt of which is hereby acknowledged, Grantor, WILLIAM TIMOTHY HILL, Executor of the Estate of Billy Gray, by these presents does hereby sell and convey unto MARY C. MCWHIRTER, a married person, her heirs, successors and assigns, all right, title and interest to a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 4, as shown on the map entitled Resubdivision of Lots 3, 4, 5 & 6, Rivergate Industrial Park, of record in Book 7900, page 798, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being part of the same property conveyed to BILLY GRAY AND WIFE, SANDRA L. GRAY, by deed from JOHN B. COLE AND WIFE, CAROL A. COLE, of record in Book 8143, page 268, dated June 29, 1990, said Register's Office. SANDRA L. GRAY conveyed her interest in said property to BILLY GRAY, by Quitclaim Deed of record in Book 9224, page 235, dated January 11, 1994, said Register's Office.

BILLY R. GRAY died testate on or about October 7, 2018. Pursuant to the terms of his will of record in Docket No. 18P1942 in the Circuit Court for Davidson County, Tennessee, Probate Division, said property is to be treated as part of the probate estate. For further reference see Order to Approve Contract for Sale of Real Property dated August 9, 2019, of record in Docket No. 18P1942 in the Circuit Court for Davidson County, Tennessee, Probate Division.

This is improved property known as 513-515 Myatt Drive, Madison, Tennessee 37115.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING EXCEPTIONS:

1. Current years taxes which have been prorated and assumed by the Grantee(s);
2. All restrictions of record;
3. Restrictive Covenants contained in instrument of record in Book 6822, page 938, said
4. Register's Office.
5. All easements of record; Utility Easement of record in Book 6663, page 753, said Register's Office.
6. All visible easements;
7. All matters appearing on the Plan of record in Book 7900, page 798, said Register's Office;
8. All applicable government and zoning regulations; and
9. Parties in possession under lease(s).

TO HAVE AND TO HOLD the said real estate with the appurtenances, estate, title and interest thereto belonging to the said Grantee, her heirs and assigns forever.

Grantor does hereby covenant with Grantee that Grantor has not made, done, executed, allowed or suffered any act, instrument or thing whatsoever whereby said land, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever; and Grantor does further covenant and bind itself, its heirs, representatives, to warrant and forever defend the title to said land to said Grantee, her heirs and assigns, against the lawful claims of persons claiming by, through or under said Grantor, but not otherwise.

IN WITNESS WHEREOF, I have hereunto set my hand this 12th day of Sept., 2019.

WILLIAM TIMOTHY HILL, Executor of the Estate of Billy Gray

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a notary public in and for said County and State, the within named WILLIAM TIMOTHY HILL, Executor of the Estate of Billy Gray, with whom I am personally acquainted, and who acknowledged that he, as Executor of the Estate of Billy Gray, executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 12th day of September, 2019.

Charlotte E. Herring
NOTARY PUBLIC

My commission expires:

CHARLOTTE E. HERRING
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 5, 2021