This Instrument Prepared By:
Sherrard Roe Voigt & Harbison, PLC (CWS)
150 3rd Ave. South, Suite 1100
Nashville, TN 37201

Karen Johnson Davidson County
Batch# 293278 DEEDWARR
09/30/2019 03:19:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20190930-0099531

EXECUTOR'S DEED

Address New Owners:	Send Tax Bills To:	Map/Parcel Number:
Lynn Chadwell Boone 1516 Dresden Circle Nashville, TN 37215	same	145 03 0 066.00

WHEREAS, William Oliver Boone (the "Decedent") died on January 10, 2019, and Decedent's Last Will and Testament dated April 24, 2018, was admitted to probate on March 21, 2018, as File No. 19P416 in the Seventh Circuit Court for Davidson County, Tennessee (Probate Division) (the "Will"); and

WHEREAS, Lynn Chadwell Boone is the duly appointed Executor (the "Executor") of the Decedent's Estate (the "Estate") under the Will; and

WHEREAS, pursuant to the Will, the Decedent devised a life estate in certain real property located in Davidson County, Tennessee, and more particularly descried on **Exhibit A** attached hereto and incorporated herein by this reference (the "Property") to his wife, Lynn Chadwell Boone, and devised the remainder interest in the Property to his daughters, Elizabeth Boone Wright and Barrie Boone Nash; and

WHEREAS, the Executor desires to record the transfer of a life estate interest to Lynn Chadwell Boone and the remainder interest to Elizabeth Boone Wright and Barrie Boone Nash, in order to settle matters of the Estate in accordance with the terms of paragraph 3(a) of Article II of the Decedent's Will which contains the following provisions:

> I give and bequeath to my wife, Lynn Chadwell Boone, a life estate in my personal residence located at 1516 Dresden Circle, Nashville, Tennessee (the "Residence"). During my wife's lifetime, if my wife no longer occupies the Residence as her principal place of residence, the Residence shall be sold. Fifty percent (50%) of the proceeds from such sale shall be distributed to my wife, outright and free of trust, the remaining fifty percent (50%) of the proceeds from such sale shall be distributed in equal shares of twenty five percent (25%) each to my daughters, Elizabeth Boone Wright and Barrie Boone Nash, outright and free of trust, per stirpes. If not sold during my wife's lifetime, upon my wife's death, the Residence shall be sold and the proceeds from such sale shall be distributed in equal shares to my daughters, Elizabeth Boone Wright and Barrie Boone Nash, outright and free of trust, per stirpes. Provided that the share of any beneficiary who is then a minor shall be distributed to a custodian for the beneficiary under the Tennessee Uniform Transfers to Minors Act and held pursuant thereto until the beneficiary attains the age of twenty-five (25).

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 Lynn Chadwell Boone, as life tenant, and Elizabeth Boone Wright and Barrie Boone Nash, as remaindermen (the "Beneficiaries").

This is improved property known as 1516 Dresden Circle, Nashville, Tennessee 37215.

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 Beneficiaries, their successors and assigns, forever; and the Executor hereby transfers, assigns, and sets over unto the Beneficiaries, 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 14th day of August, 2019.

Lynn Chadwell Boone

Lynn Chadwell Boone, Executor
Estate of William Oliver Boone

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for said State and County, Lynn Chadwell Boone, who upon oath acknowledged that she is the Executor of the Estate of William Oliver Boone, 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 14th day of August, 2019.

Michelle Reid

Notary Public

My Commission Expires: _____

My Commission Expires
January 3, 2023

MICHELLE L REID
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

907118.1 12816-001

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Affiant

Subscribed and sworn to before me this 27th day of September, 2019.

Notary Public

My Commission Expires: 9/7/21

BEVERLY SEBASTIAN
STATE OF TENNESSEE NOTARY PUBLIC
My Comm. Exp. Sept. 7, 2021
DAVIDSON COUNTY

EXHIBIT A

Land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 13 on the Plan of Hillmont Estates, Section 1, as of record in Book 3700, Page 100, Register's Office for said County, described as follows:

Beginning on the westerly margin of Dresden Circle at the southeast corner of Lot No. 19 on the Plan of Roselawn Estates, Section 2, as of record in Book 3106, Page 86, said Register's Office; thence with the line between said lots Nos. 13 and 19 north 84° 45' west 359 feet; thence south 36° 54' west 65.8 feet to the northerly margin of Saxon Drive, thence with the same as follows; around a curve having a radius of 275 feet southeasterly 62.2 feet, south 40° 08' east 115.1 feet to the beginning of another curve; thence around said curve southeasterly 193.1 feet, and easterly 63.8 feet to the beginning of another curve; thence around said curve having a radius of 25 feet northeasterly 39.81 feet to the westerly margin of Dresden Circle; thence with the same northerly 224.9 feet to the beginning.

Being part of the same property conveyed to William O. Boone and wife, Rosemary W. Boone, by deed from Estes-Taylor Company, a Tennessee corporation, of record in Book 4132, Page 110, Register's Office for Davidson County, Tennessee; and being all of the same property conveyed to William O. Boone, from Rosemary W. Boone, pursuant to a Final Decree of Divorce and Property Settlement Agreement in that certain case styled Rosemary Ashley Boone v. William Oliver Boone, entered in Docket No. 85D-2079 in the Fourth Circuit Court of Davidson County, Tennessee, of record in Book 6728, page 945, Register's Office for Davidson County, Tennessee

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

This is improved property known as 1516 Dresden Circle, Nashville, Tennessee 37215.

CERTIFICATE OF AUTHENTICITY

I, Carolyn W. Schott, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Carolyn W. Schott

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public in and for the County and State aforesaid, personally appeared, Carolyn W. Schott, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledges this certification of an electronic document is true and correct.

WITNESS my hand and seal at office in Nashville, Tennessee, this 27th day of September, 2019.

Notary Public

My Commission Expires: 9/7/21

BEVERLY SEBASTIAN
STATE OF TENNESSEE NOTARY PUBLIC
My Comm. Exp. Sept. 7, 2021
DAVIDSON COUNTY

907118.1 12816-001