Karen Johnson Davidson County
Batch# 330114 DEEDQC
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Fees: $22.00 Taxes: $0.00
20191216-0129447

This Instrument Was Prepared By:
Wyatt, Tarrant & Combs, LLP (BAS)
333 Commerce St., Ste. 1400
Nashville, Tennessee 37201

THIS CONVEYANCE IS EXEMPT FROM THE RECORDATION TAX UNDER T.C.A. SECTION 67-4-409(a)(3)(D)

EXECUTOR'S DEED

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP/PARCEL NO.
Thomas Bainbridge, Jr. and Dudley Cheadle, Co-Trustees of the Trust in Article V Under Last Will and Testament of Lura Bainbridge **6666 Brookmont Terrace, Apt. 1211** **Nashville, TN 37205**	**SAME**	**093-13-0 140.00** **093-13-0 141.00**

KNOW ALL MEN BY THESE PRESENTS that **THOMAS BAINBRIDGE, JR.,** in his capacity as the duly appointed and serving Executor of the Estate of Lura Bird Bainbridge, which "Estate" is being administered in the Seventh Circuit Court of Davidson County, Tennessee, case number **13P-853**, and no further or otherwise, the "Grantor", for the purpose of completing the gift and devise of the below described property pursuant to Article V of the Last Will and Testament of the said Lura Bainbridge, do quitclaim, transfer, and convey unto **THOMAS BAINBRIDGE, JR. AND DUDLEY CHEADLE, CO-TRUSTEES OF THE TRUST IN ARTICLE V UNDER THE LAST WILL AND TESTAMENT OF LURA BAINBRIDGE** ("Grantees"), all of Grantor's right, title and interest in that certain real estate located in Davidson County, Tennessee, more particularly described on **Exhibit A**, attached hereto and incorporated herein by this reference, together with all attendant and appurtenant interests, rights, and hereditaments associated therewith, the "Property", as belonged to the decedent and which are held as part of the Estate.

This conveyance is subject to all liens, restrictions, and other matters of record.

This is improved property located at 29 and 31 Music Square East, Nashville, Davidson County, Tennessee, 37203.

[The remainder of this page has been intentionally left blank.]

IN TESTIMONY WHEREOF, this instrument has been executed by the Grantor, this the 4th day of December, 2019.

Thomas Bainbridge Jr., Executor of the
Estate of Lura Bird Bainbridge

STATE OF Tennessee)
COUNTY OF Davidson)

Before me, Lori Y. Hawkins, a Notary Public of the State and County aforesaid, personally appeared **Thomas Bainbridge, 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 the Executor of the Estate of Lura Bird Bainbridge, as evidenced by Letters Testamentary filed May 16, 2013, under Case No. 13P-853, Seventh Circuit Court of Davidson County, Tennessee, the within named bargainor, and that he as such Executor executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal at Nashville, Tennessee, this 9th day of December, 2019.

Notary Public

My Commission Expires: _____

LORI HAWKINS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JAN. 3, 2023

61881965.2

EXHIBIT A

PROPERTY DESCRIPTION

TRACT NO. 1:

Being Lot No. 15, in the O.B. Hayes Plan of Lots in the City of Nashville, Davidson County, Tennessee, which plan is of record in Plan Book 1, page 69, of the Chancery Court at Nashville.

Said Lot No. 15 fronts 50 feet on the westerly line or side of 16th Avenue, formerly Belmont Avenue, and extends back westwardly between parallel lines 150 feet more or less to an alley.

TRACT NO. 2:

Being Lot No. 16, on the Map of O.B. Hayes Addition to Nashville, as of record in Plan Book 1; page 69, of the Chancery Court of Nashville.

Said Lot No. 16 fronts 50 feet, more or less, on the West side of 16th Avenue, formerly Belmont Avenue, and runs back between parallel lines 151 feet, more or less, to an alley and is City No. 807 – 16th Avenue South.

TRACT NOS 1 AND II being the same property conveyed to Lura Bainbridge by deed from Kenneth Rogers and wife, Marianne G. Rogers, of record in Book 6734, Page 331, Register's Office for Davidson County, Tennessee.

Being the same property devised by Lura Bainbridge to Thomas Bainbridge, Jr. and Dudley Cheadle, Co-Trustees of the Trust in Article V under the Last Will and Testament of Lura Bainbridge by Will of record in Docket No. 13P-853, Seventh Circuit Court for Davidson County, Tennessee (Probate Division). Said Lura Bainbridge died testate on May 2, 2013. Lura Bainbridge and Lura Bird Bainbridge are one and the same person.