Karen Johnson Davidson County
Batch# 386268 DEEDWARR
04/15/2020 01:25:30 PM 3 pgs
Fees: $18.00 Taxes: $1,380.10
20200415-0039458

S THOMPSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF ROBERTSON (Notary Stamp)	**STATE OF TENNESSEE** **COUNTY OF WILLIAMSON** The actual consideration or value, whichever is greater, for this transfer is $373,000.00. Affiant Subscribed and sworn to before me, this 10th day of April, 2020. Notary Public My commission expires: 11.20.23

THIS INSTRUMENT PREPARED BY
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

EXECUTOR DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Patrick Thibodeaux	**New Owner**	161-13-0B-221.00 CO
221 Brushy Creek Lane		
Nashville TN 37211		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, I,

Joseph F. Mansfield III, Executor of the Estate of Joseph F. Mansfield, Jr.

HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO

Patrick Thibodeaux and Viveca Thibodeaux, husband and wife

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit No. 221 on the plan of Creekside of Brentwood, as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions of Creekside of Brentwood, a Horizontal Property Regime with Private Elements of record in Instrument No. 20050204-0013611, amended in Instrument No. 20050329-0034131 and Instrument No. 20050822-0100021, Register's Office for Davidson County, Tennessee , to which plan reference is made for a more complete and accurate description thereof.

Being the same property conveyed to JOSEPH F. MANSFIELD, by deed from PULTE HOMES TENNESSEE, LIMITED PARTNERSHIP, NEVADA LIMITED PARTNERSHIP, of record in Instrument No. 20051118-0139419, dated November 14, 2005, said Register's Office.

JOSEPH F. MANSFIELD, AKA JOSEPH F. MANSFIELD, JR. died on or about October 31, 2019. His Last Will and Testament, being filed in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, under Case No. 20P8, directed the subject property to be administered as part of the Estate, subject to the control of the Executor, JOSEPH F. MANSFIELD, III.

Grantor executes this Deed pursuant to the authority granted to the Executor to convey real property as contained in the Will of Joseph F. Mansfield, Jr. of record in Case No. 20P8, Circuit Court for Davidson County, Tennessee, Probate Division.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

2020 and subsequent taxes, a lien not yet due and payable

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Instrument No. 20050204-0013611, amended in Instrument No. 20050329-0034131 and Instrument No. 20050822-0100021, said Register's Office.

Access and Utility Easement of record in Instrument No. 20040305-0025839, said Register's Office.

Access and Grading Easement Agreement of record in Instrument No. 20040305-0025838, said Register's Office. Easement(s) of record in Instrument No. 20040305-0025834, said Register's Office.

Easement(s) of record in Book 9444, page 27, said Register's Office.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 7250, page 755 and Book 7250, page 758, said Register's Office

Subject to Agreement for Dedication of Easement Water Mains and Appurtenances of record in Book 6408, page 486, said Register's Office.

Grant of Transmission Line Easement of record in Book 2438, page 376, said Register's Office.
Rights of others in and to party walls.

This is improved property known as _____.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES that GRANTOR, in his capacity as EXECUTOR (and not individually) is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and that GRANTOR, in his capacity as EXECUTOR (and not individually) does further covenant and bind himself to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever 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 my/our hand(s) this 9 day of April, 2020.

Joseph F. Mansfield, III, Executor of the Last Will & Testament of Joseph F. Mansfield, Jr.
Joseph F. Mansfield, III, Executor of the Last Will and Testament of Joseph F. Mansfield, Jr.

STATE OF New York

COUNTY OF Putnam

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Joseph F. Mansfield, III**, Executor of the Estate of Joseph F. Mansfield, Jr., with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who acknowledged that he executed this instrument for the purposes contained therein, being authorized to do so by the terms of the Last Will of Joseph F. Mansfield, Jr.

Witness my hand, at office, this 9 day of April, 2020

Bianca M. Perez
Notary Public

My Commission Expires: March 18, 2023

Bianca M. Perez
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01PE6389187
Qualified in Dutchess County
Commission Expires March 18, 2023

COMPASS
LAND TITLE

TRUE COPY CERTIFICATE

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and 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.

J. Carlton Drumwright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Elizabeth Barnes, a notary public for this county and state, **J. Carlton Drumwright**, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 12/18/22

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY