WARRANTY DEED

SHERI PROW PARSONS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Davidson County DEEDWARR
Recvd: 03/28/11 14:32 5 pgs
Fees:28.00 Taxes:192.03
20110328-0023793

STATE OF TENNESSEE
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $51,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th day of March, 2011.

Notary Public

MY COMMISSION EXPIRES: January 23, 2012

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 695 President Place, Ste 202, Smyrna, TN 37167

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Bieri S. Abduluah	Bank of America	162-09-0-114.00
(NAME) 712 Honey Grove Ct. ~~612 Ashmont Circle~~	(NAME) 540 Crescent Centre Dr, Suite 400	
(ADDRESS) Antioch, TN 37013 ~~Nashville, TN 37211~~	(ADDRESS) Franklin, TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Katherine C. Pierce, as Executrix of the Estate of Mary Sue Stidham**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Bieri S. Abduluah, a Married Man**, hereinafter called the GRANTEE(S), their heirs and/or 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 Lot No. 7-B, Zone-Lot Division, Lots 7, 8, & 9, HICKORY VIEW, Sect. Two, as of record in Plat Book 5800, Page 312, amending Plat Book 5200, Page 510, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Mary S. Stidham by Cash Deed for Tennessee from Jack Kemp, Secretary of Housing and Urban Development of Washington, D.C. dated July 10, 1991 and filed for record in Book 8396, Page 776, Register's Office for Davidson County, Tennessee. The said Mary S. Stidham having since passed away on March 27, 2007 vesting the property to William Richard Stidham, as to a 30% interest and Katherine C. Pierce, as to a 70% interest, by Last Will and Testament dated August 10, 2006 and of record in Probate No. 07P-1957 probate court and Order dated March 21, 2011 and filed in Probate on March 21, 2011 (copy attached as Exhibit). The said William Richard Stidham has since passed away on September 12, 2010.

This conveyance is subject to any and all existing easements and restrictions of record.

This conveyance is subject to Restrictive Covenants and Easements of record in Book 5597, page 714, Book 5597, page 729, Book 5738, page 619, Book 5738, page 634, Book 6055, page 519 and Book 6173, page 564, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 612 Ashmont Circle, Nashville, TN 37211

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and/or 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 hand this 24th day of March, 2011.

Katherine C. Pierce as Executrix of the Estate of Mary Sue Stidham

Katherine C. Pierce as Executrix of the Estate of
Mary Sue Stidham

State of Tennessee
County of Rutherford

Before me the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Katherine C. Pierce with whom I am personally acquainted and who upon her oath acknowledged herself to be the Executrix of The Estate of Mary Sue Stidham the within named bargainer, and that, she as such Executrix, being authorized to execute the foregoing instrument for the purposes therein contained by signing as such Executrix.

Witness my hand and Official seal this 24th day of March, 2011.

Connie Beard

Notary Public

My Commission Expires: 6-17-13

CONNIE BEARD
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
695 President Place, Ste 202
Smyrna, TN 37167

- Exhibit -

IN THE SEVENTH CIRCUIT COURT FOR DAVIDSON COUNTY, TENNESSEE, AT NASHVILLE

FILED

2011 MAR 21 AM 10:11

RICHARD R. ROOKER, CLERK

D.C.

PROBATE DIVISION

IN THE MATTER OF:
THE ESTATE OF MARY SUE STIDHAM,
Deceased.

KATHERINE C. PIERCE, As beneficiary and Personal Representative of the Estate of MARY SUE STIDHAM,
Petitioner.

v.

WILLIAM RICHARD STIDHAM, Surviving Spouse of MARY SUE STIDHAM, Deceased
Respondent.

ORDER

This cause came on to be heard on the 11th day of March, 2011 on Executrix's Motion to Sell Real Property and Motion for Final Hearing on the Matter of Fees. Based upon the statement of counsel and the entire record in this cause, the Court finds as follows:

1. The Estate is insolvent assuming that the Petition of William R. Stidham is considered a claim in that claims against the Estate exceed the value of personal property in the Estate.
2. In order to pay said claims it will be necessary for the real property of decedent at 612 Ashmont Court, Nashville, Tennessee, to be sold and the proceeds be made a part of the Estate.
3. The real property of the Estate consists of a zero lot-line home which abuts a dwelling belonging to the Executrix and her husband at 614 Ashmont Court, Nashville, Tennessee.
4. Executrix has obtained an offer for the property of decedent which is contingent upon the contemporaneous sale of Executrix's property.
5. The offer for purchase contains a requirement that the seller pay a total of $3000.00 for certain repairs and the offer for purchase of Executrix's property provides for a separate but equal amount for repairs on the property to be paid by executrix.
6. The offer for purchase of the property is adequate and commercially reasonable for the real property and said property should be sold.
7. The repairs required for each of the properties should be itemized specifically by repair required and location of repair related to each parcel and both contracts shall be filed with the Court.
8. The funds from the sale of decedent's property should be deposited with the Clerk of the Court pending further orders of the Court.
9. The final hearing on the subject of fees is set for April 12, 2011 at 10:00 A.M.

It is, therefore,

SO ORDERED.

ENTER THIS 21st DAY OF March 2011.

Carol L. McCoy by interchange
JUDGE

APPROVED FOR ENTRY:

Edward L. Hiland
EDWARD L. HILAND #5778
ATTORNEY FOR RESPONDENT
20 ACADEMY PLACE
NASHVILLE, TENNESSEE 37210
615-251-6968

Robert A. Anderson by permission EH
Robert A. Anderson #6029
2021 Richard Jones Road, suite 350
Nashville, Tennessee 37215
615-383-3232

CERTIFICATE OF SERVICE

I hereby certify that a true and correct copy of the foregoing was sent via U.S.Mail, postage prepaid to :

Robert A. Anderson
2021 Richard Jones Road, suite 350
Nashville, Tennessee 37215

Edward L. Hiland
EDWARD L. HILAND
DATE March 17, 2011

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

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Amy Cross Nance, a notary for this county and state, Rosemary Smithson who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

MY COMMISSON EXPIRES: 3/29/11.

