23723-8

BILL GARRETT, Davidson County
Trans:T20120008943 DEEDWARR
Recvd: 02/06/12 13:37 2 pgs
Fees:13.00 Taxes:418.10
20120206-0010538

BOX 14-A

WARRANTY DEED

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$113,000.00**.

Kathy Goodson
Affiant

Subscribed and sworn to before me this the 31st day of January, 2012.

Notary Public

My commission expires: 10-21-12
(AFFIX SEAL)

KATHY HARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Jimmie Mai Esmon	Jimmie Mai Esmon	**Map 069-02-0 Parcel 028.00**
3900-3902 Drakes Branch Road	4409 Enchanted Circle	
Nashville, TN 37218	Nashville, TN 37218	

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

Patricia Douglas, Administrator of the Estate of Permatis Jones

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jimmie Mai Esmon, an unmarried woman

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 Lot No. 1 on the Plan of the Resubdivision of Lot No. 6, Section One, Enchanted Hills, of record in Plat Book 5800, Page 296, 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 Permatis Jones and Ernestine Denkins, both unmarried, as joint tenants in common with rights of survivorship, by Deed dated December 10, 1990, from Drakes Branch, Ltd., of record in Book 8258, Page 654, Register's Office for Davidson County, Tennessee. The said Ernestine Denkins having since died on February 3, 1993. The said Permatis Jones having since died on May 27, 2008.

The Order to Appoint Administrator which was admitted to probate in the Probate Court for Davidson County, Tennessee under File No. 08P-1221. Pursuant to the provisions of said Order, the said property is required to be administered as part of the probate estate, subject to the dominion and control of the Administrator. Pursuant to said authority, the Administrator has executed and delivered this deed to convey complete fee simple title to the property to the within named Grantee, with the proceeds of the sale being paid over to the Estate.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

This is improved (__X__) Unimproved (____) property, known as **3900-3902 Drakes Branch Road, Nashville, TN 37218**

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 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 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 **31st** day of **January, 2012.**

Patricia Douglas, Administrator of the Estate of Permatis Jones

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Patricia Douglas, Administrator of the Estate of Permatis Jones,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **31st** day of **January, 2012.**

Notary Public

My Commission Expires: 2/24/13

JOHN COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.