(1)

THIS INSTRUMENT PREPARED BY:
CHAFFIN, BURNSED & BLACKBURN, PLLC
THE FRIDRICH BUILDING, FIRST FLOOR
2909 POSTON AVENUE
NASHVILLE, TN 37203
(615) 460-7478

BILL GARRETT, Davidson County
Trans:T20120013378 DEEDWARRSP
Recvd: 02/23/12 13:38 2 pgs
Fees:13.00 Taxes:617.90
20120223-0015860

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Tax Map: 161-06-0-054.00

The actual consideration or value, whichever is greater, for this transfer is $167,000.00.

Affiant

JIM R. VANDERPOOL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
COMMISSION EXPIRES APRIL 14, 2012

Subscribed and sworn to before me this the 17th day of February, 2012.

My Commission Expires: _____

Notary Public

ADDRESS NEW OWNER(S) AS FOLLOWS:
Matthew S. Cobia and Alyssa Blake Haley
5147 Ashley Drive
Nashville, TN 37211

SEND TAX BILLS TO:
SAME

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made the 17th day of February, 2012, by **Ruth Swan, Co-Personal Representative of the Estate of Verna Faye Palmer,** hereinafter referred to as "Grantor", to **Alyssa Blake Haley, unmarried and Matthew S. Cobia, unmarried, as tenants in common with the right of survivorship,** their heirs and/or assigns, hereinafter referred to as "Grantee".

WITNESS that Grantor, for good and valuable consideration, receipt of which is hereby acknowledged, sells, grants and conveys to Grantee all the real property located in Davidson County, Tennessee, more particularly described as follows:

The following real property situated in the County of Davidson and State of Tennessee:

LAND in Davidson County, Tennessee, being Lot 106 on the Plan of Huntington Park, Section One, as shown of record in Plat Book 4175, Page 10, in the Register's Office of Davidson County, TN, to which Plan reference is hereby made for a more particular description of said property.

Being the same property conveyed to Verna Faye Palmer, an unmarried woman, by Deed from Paul E. Cook, an unmarried man of record at Instrument No. 20090402-0029710, Register's Office for Davidson County, Tennessee, dated April 2, 2009.

The said Verna Faye Palmer having since died on December 14, 2010 and her Last Will and Testament being probated in the Seventh Circuit Court for Davidson County under Case No. 11P141. Said Last Will and Testament appoints Paul E. Cook and Ruth Swan as Co-Executors. Ruth Swan, Co-Personal Representative of the Estate of Verna Faye Palmer, being duly authorized to convey all right, title and interest in the property pursuant to the Order entered February 17, 2012 by the Seventh Circuit Court for Davidson County, Tennessee.

BEING improved property commonly known as 5147 Ashley Drive, Nashville, TN 37211

TO HAVE AND TO HOLD the real property with all appurtenances, hereditaments, tenements, estate, title and interest thereto belonging to Grantee, their successors, heirs and assigns, forever.

And Grantor does covenant with the said Grantee that Grantor is lawfully seized and possessed of the real property in fee simple, and Grantor has a good right to convey the real property; subject to current real property taxes, easements, zoning and other governmental restrictions, claims, rights-of-way and other matters of record.

And Grantor further covenants with Grantee that Grantor, its successors and assigns, will warrant and forever defend the title to the real property to Grantee, their successors, heirs and/or assigns, as against all acts of the Grantor herein and no other.

Grantee hereunder accepts title to the real property and any improvements thereon in an AS IS WHERE IS condition, and without representation or warranty from Grantor as to any matter whatsoever except as set forth herein, and by accepting this deed, Grantee represents and warrants that Grantee has conducted their own due diligence with regard to the real property and matters of title related to the real property, and represents and warrants that Grantee has not relied on any statement or action made by Grantor except as set forth herein. Without limiting the foregoing, GRANTOR DISCLAIMS ALL REPRESENTATIONS AND WARRANTIES, EXPRESS OR IMPLIED, OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR USE OR PURPOSE. Grantee accepts title to the real property subject to any problems arising in connection with the real property and/or the improvements thereon.

IN WITNESS WHEREOF, Grantor has set its hand and seal the day and year first above written.

Ruth Swan, Co-Personal Representative of the
Estate of Verna Faye Palmer

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a notary public in and for said County and State, **Ruth Swan, Co-Personal Represetative of The Estate of Verna Faye Palmer,** the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal in Nashville, Tennessee, this 17th day of February, 2012.

Notary Public

My Commission Expires: _____

LINDA F. BURNSED
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 6, 2013