BILL GARRETT, Davidson County
Trans:T20120085121 DEEDWARR
Recvd: 11/07/12 09:53 2 pgs
Fees:13.00 Taxes:1139.60
20121107-0102732

This Instrument Prepared By:
Rudy Title and Escrow
2012 21st Avenue South
Nashville, TN 37212

Return To:
Rudy Title and Escrow
2012 21st Avenue South
Nashville, TN 37212

Warranty Deed

ADDRESS OF NEW OWNER:
Kristin G. Barlowe and
James S. Clauer
4316 Colorado Avenue
Nashville, TN 37209

SEND TAX BILLS TO:
Avenue Bank
3823 Cleghorn Avenue
Nashville, TN 37215

MAP/PARCEL NO:
10304024500

For good and valuable consideration received, **Peggy D. Mathes, Administrator of the Estate of Dorothy M. McCord,** by these presents does transfer and convey by Order of the Probate Court of Davidson County, Tennessee, being **Docket No. 12P-59** unto the Grantees, **Kristin G. Barlowe and James S. Clauer., wife and husband**, all of the right, title and interest in and to that certain tract or parcel of land in Davidson County, Tennessee, belonging to **Dorothy M. McCord**, described as follows:

Land in Davidson County, Tennessee, being Lot No. 5 and the westerly 10 feet of Lot No. 4 of Block No. 15 on the Plan of Sylvan Park of record in Plat Book 332, Page 104, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 5 and part of Lot No. 4 front together 70 feet on the northerly side of Colorado Avenue, formerly 9th Avenue and run back between parallel lines, along the easterly margin of 44th Avenue North, formerly Third Street, 160 feet to a 20 foot alley.

Being the same property conveyed to James C. McCord and wife, Dorothy M. McCord, by Deed from Wilma L. Rider, unmarried of record in Book 6690, page 382, Register's Office for Davidson County, Tennessee, dated October 21, 1985 and recorded October 23, 1985. The said James C. McCord having since died on December 12, 1996 leaving Dorothy M. McCord also known as Dorothy Mae McCord as the surviving tenant by the entirety. Dorothy M. McCord died on December 31, 2011 and her estate was admitted to Probate in the Seventh Circuit Court for Davidson County, Tennessee under Case No. 12P-59.

Said Property is conveyed subject to any and all restrictions and easements of record including those listed in Plat Book 332, Page 104, Register's Office for Davidson County, Tennessee.

This is improved property known as 4316 Colorado Avenue, Nashville, TN 37209.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantees, their heirs and assigns forever. And the Grantor covenants with the Grantees that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that same is unencumbered except as stated above. And the Grantor does further covenant and bind herself as Administrator of the **Estate of Dorothy M. McCord** its heirs and assigns, to warrant and forever defend the title to said land to the Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

Witness my hand this 2nd day of November 2012.

Peggy D Mathes, Adm
Peggy D. Mathes, Administrator

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 2nd day of November 2012, before me personally appeared, Peggy D. Mathes, Administrator of the **Estate of Dorothy M. McCord** to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the forgoing instrument on behalf of the **Estate of Dorothy M. McCord**, and acknowledged that she executed the same as her free act and deed and for the purposes described herein.

Witness my hand and official seal, at the office, this 2nd day of November 2012.

My commission expires: 10/5/15

Notary Public

ANN B. WADDELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $308,000.00.

Affiant

Subscribed and sworn to before me this 2nd day of November 2012.

Notary Public

My Commission Expires:

LAURA MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.