BILL GARRETT, Davidson County
Trans:T20130075710 DEEDWARRSP
Recvd: 09/03/13 10:42 2 pgs
Fees:13.00 Taxes:129.50
20130903-0092283

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $35,000.00

Affiant

Subscribed and sworn to before me, this 16th day of August, 2013.

Notary Public

My commission expires:

RUSSELL J. McCANN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
COMMISSION EXPIRES JUNE 25, 2017

THIS INSTRUMENT PREPARED BY
McCann, Hubbard & Solomon
1804 Williamson Court, Suite 201
Brentwood, TN 37027

SPECIAL WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Julius C. Siegrist, Jr. **Margaret Haywood Siegrist**	**New Owner**	**089-053.00**
1144 Sewanee Road		
Nashville, TN 37200		

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/WE,

The Estate of Talitha Walker

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Julius C. Siegrist, Jr. and wife, Margaret Haywood Siegrist

HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS, SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being a tract of Land in the 13th Civil District of Davidson County, Tennessee and being a portion of that property conveyed to Stanley Walker, et. at. in Book 2734, page 535, Register of Deeds Office for Davidson County, Tennessee, more accurately described according to a survey dated 5/15/91 by Tommy E. Walker, Tennessee Lic. No. 1465 as follows:

Beginning at a set iron pin in the westerly margin of Old Hickory Blvd., said pin being the most northerly corner of the herein described tract and being located S. 26 deg. 29' 12" E., 25.00' from the most southeasterly corner of Eller & Olsen Stone Co., Inc. Property (DB 4287, PG 681 RODCT); thence with said margin and a curve to the left (I = 10 deg. 01' 15", R = 1121.098', T = 99.274', LC = 197.775', CB = S 32 deg. 49' 40" E) 198.03' to a set iron pin; thence S 38 deg. 31' 37" E, 372.83' to a set iron pin; thence leaving said margin with a new line S 53 deg. 53' 29" W, 143.44' to a set iron pin; thence S 81 deg. 46' 01" W, 232.75' to a 10" hackberry tree; thence S 61 deg. 19' 40" W, 216.30' to a corner post; thence N 21 deg. 55' 03" W, 255.11' to a 24" bodock tree; thence N 31 deg. 00' 01" E, 541.36; to the point of beginning containing 5.0275 acres more or less.

Being the same property conveyed to Tillie Walker by deed from Stanley Walker, dated July 15, 1991, of record in Book 8398, page 669, Register's Office for Davidson County, Tennessee. Tillie Walker and Talitha Walker is one and the same person. Talitha Walker having since died and this property is conveyed by approval of and under the authority of the Davidson County Probate Court Case No. 12P632.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.
And this conveyance is subject to all other easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

According to the tax records being W Side Old Hickory Blvd., South of Hydes Ferry Pk, Nashville, TN 37218.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and hereditaments thereunto belonging or in any wise appertaining to Grantee, its successors and assigns, in fee simple forever.

Grantor further covenants that Grantor is seized and possessed of the said real estate and has the right to convey it and binds itself and its successors to warrant and forever defend the title to said real estate to **Grantees**, its successors and assigns, against the lawful claims of all persons claiming by, through, or under **Grantor** but not further or otherwise.

Witness my/our hand(s) this 16th day of August, 2013.

The Estate of Talitha Walker

Peggy D Mathes, Adm

By: Peggy Mathes, Administrator

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public for the State and County aforesaid, Peggy Mathes, with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Administrator of The Estate of Talitha Walker, Davidson County Probate Case No. 12P632, and is authorized bythe Probate Court to act for said estate to execute this instrument on its behalf.

Witness my hand, at office, this 16 day of August, 2013.

My Commission Expires: RUSSELL J. McCANN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON COMMISSION EXPIRES JUNE 25, 2017

Notary Public

File #: **120533JM**
RECORD & RETURN TO:
McCann, Hubbard & Solomon
1804 Williamson Court, Suite 201
Brentwood, TN 37027