File Bq
248

This Instrument Prepared By:
TITLE ESCROW OF BRENTWOOD, INC.
5111 Maryland Way, Ste. 205
Brentwood, TN 37027
(615)221-0032

BILL GARRETT, Davidson County
Trans: T20140002310 DEEDWARRSP
Recvd: 01/10/14 14:00 3 pgs
Fees: 18.00 Taxes: 259.00
20140110-0002897

ADDRESS NEW OWNER:
Trina J. and Kelly Kirkham
4285 Old Hickory Boulevard
Nashville, TN 37218

SEND TAX BILL:
Trina J. and Kelly Kirkham
4285 Old Hickory Boulevard
Nashville, TN 37218

MAP AND PARCEL:
08900002000

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual value or consideration, whichever is greater, for this transfer is $ 70,000.00.

Trina J. Kirkham
AFFIANT

Subscribed and sworn to before me this 8th day of January, 2014.

Ann B. Wadsell
NOTARY PUBLIC

My Commission Expires: 10/5/15

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars and no/100 ($10.00), cash in hand paid by the Grantees and other good and valuable considerations accepted, the receipt and sufficiency of which is hereby acknowledged, **Peggy D. Mathes, Administrator of the Estate of Talitha Sue Walker,** pursuant to an order of the Seventh Circuit Court of Davidson County, Tennessee, Probate Division, Docket No. 12P-632, has this day bargained and sold, and do hereby transfer and convey unto **Trina J. Kirkham and husband, Kelly Kirkham**, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION, INCORPORATED HEREIN
This is improved property known 4285 Old Hickory Boulevard, Nashville, TN 37218

And now **Peggy D. Mathes, Administrator of the Estate of Talitha Sue Walker,** for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby convey all of their interest unto the said **Trina J. Kirkham and husband, Kelly Kirkham**, their heirs and assigns, forever; and Grantor(s) covenant with the said Grantee(s) that the same is conveyed subject to such limitations and restrictions as may affect the premises. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this the 8th day of January, 2014.

Estate of Talitha Sue Walker

By: Peggy D Mathes, Adm

Peggy D. Mathes, Administrator

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named **Peggy D. Mathes,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she as **Administrator of the Estate of Talitha Sue Walker,** pursuant to an order of the Seventh Circuit Court of Davidson County, Tennessee, Probate Division, Docket No. 12P-632, the bargainor, and as such Administrator, being so authorized by said court, executed the within Deed for the purposes therein contained.

Witness my hand and official seal this the 8th day of January, 2014.

A B Waddell

NOTARY PUBLIC

STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

My Commission Expires: 10/5/15

File No.: 2013-188

EXHIBIT A

Being a tract of land in the 13th, formerly the 25th Civil District of Davidson County, TN, and being that part of 156.6 acres of land conveyed to Zanie E. Tidwell by J. C. Tidwell by deed recorded in Book 358, page 394, Register's Office for Davidson County, Tennessee, which lies Southwest of Bells Bend Road, and described according to a survey made March 3, 1910 by E. R. Southgate, County Surveyors, as follows:

As beginning in the middle of Maston's Branch midway between a cottonwood and hackberry, called Hickory and Hackberry in said survey, the Southwest corner of said tract of land; thence with said branch as follows: North 7 ½ deg. West 6.4 poles to a Hickory; thence South 89 deg. East 12 poles to a locust; thence South 87 ½ deg. East 5.8 poles to a Hackberry; thence South 77 ¼ deg. East 4 poles to a stake; thence North 37 deg. East 5.4 poles to the end of a wall; thence South 50 ½ deg. East 3.6 poles to a stake; thence South 77 ½ deg. East 4.8 poles to a stake, last line north running with the branch; thence North 34 deg. East 6 poles to a Hackberry; North 88 ¼ deg. East 10 poles to a Hackberry; thence South 78 deg. East 9.16 poles to a post; thence North 75 deg. East 23.32 poles to the corner of a fence; thence North 15 ¼ deg. East, with said fence, 58.5 poles to the center of said road; thence with the center of said road South 49 1/4 deg. East 9.6 poles; thence South 50 deg. East, 29.32 poles to the corner of the school house lot; thence with the line of the school house lot North 86.25 deg. West 9.2 poles to a post; thence South 6 deg. West 13.12 poles to a post; thence South 87 ½ deg East 12.12 poles to a post; thence North 2 ½ deg. East 11.5 poles to the center of said road; thence South 53 ½ deg. East 44. 28 poles; thence South 34 ¼ deg. East 6 poles; thence South 24 ½ deg. East 27.8 poles to the South line of said tract of land; thence with Buchanan's North line North 86 ½ deg. West 178.4 poles to the beginning, containing 32.87 acres, more or less.

Being the same property conveyed to Frank Walker by deed from Elizabeth Walker Welck, as Trustee for the said Frank Walker of record in Book 4348, page 1, Register's Office for Davidson County, Tennessee. Frank Walker having conveyed 2/3 interest to Charles H. Walker, Jr. and Stanley Walker to the purpose of creating a survivorship estate between the said Frank Walker, Charles H. Walker, Jr. and Stanley Walker, of record in Book 4348, page 3, said Register's Office. Frank Walker having died September 11, 1986 vesting property in Charles H. Walker, Jr. and Stanley Walker. Charles H. Walker, Jr. having died on August 12, 1990, vesting property in Stanley Walker. Stanley Walker died testate leaving all of his property to Tillie Walker of record in Will Book 202, page 438, Probate Court for Davidson County, Tennessee. Tillie Walker, a/k/a Talitha Sue Walker having died on March 31, 2012 and her Estate having been entered into the Seventh Circuit Court of Davidson County, Tennessee, Probate Division, Docket No. 12P-632. An Agreed Order was entered into and agreed to sell said property to Trina J. Kirkham by Peggy D. Mathes, Administrator for the Estate of Talitha Walker.