Davidson County DEEDWARR
Recvd: 01/15/14 13:56 5 pgs
Fees:28.00 Taxes:276.76
20140115-0004198

THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 31529**	STATE OF TENNESSEE, COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $74,801.10. Affiant Subscribed and sworn to before me this 14th day of January, 2014. Notary Public My Commission Expires: STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires NOV. 3, 2015

DEED OF ADMINISTRATRIX C.T.A.

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Curtis Martin Grove and Faith Jeffreys Grove 159 N. Berwick Lane Franklin, TN 37069	New Owner	Map and Parcel No.: 191 060 29200

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Tara E. Davis, Administratrix C.T.A. of the Estate of Randall P. Davis, deceased** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Curtis Martin Groves and wife, Faith Jeffreys Groves,** ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is unimproved property located at 5703 Tennessee Avenue, Nashville, TN 37209.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their heirs and assigns, forever.

And Grantor covenants with Grantees that Grantor is lawfully seized and possessed of said real estate in fee simple and has a good right to convey it. This conveyance and all covenants and warranties made herein are expressly subject to those matters set forth on Exhibit "A". Grantor further covenants and binds herself, her successors and assigns, to warrant and forever defend the title to said real estate against the lawful claims of all persons whomsoever, claiming by, through or under Grantor, but no further or otherwise; provided, however, that all covenants and warranties herein of Grantor are made in as full and ample a manner as it can and should do as such Administratrix C.T.A. but no further or otherwise.

Grantor executes this instrument solely in her fiduciary capacity and not individually, and in the course of the administration of an estate, and the representations and warranties herein made are limited to those representations and warranties she can and should make in her fiduciary capacity and not further or otherwise.

Natalkka R. Jordon joins in the execution of this instrument for the purpose of conveying any interest which she may have in subject property by virtue of her marriage to Randall P. Davis.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 14th day of January, 2014.

Tara E. Davis ADMRX
Tara E. Davis, Administratrix C.T.A. of the
Estate of Randall P. Davis, deceased

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, Tara E. Davis, Administratrix C.T.A. of the Estate of Randall P. Davis, deceased, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument in the capacity and for the purposes therein contained.

Witness my hand in Nashville, Tennessee, this 14th day of January, 2014.

Notary Public for the State of Tennessee

My commission expires _____

ELIZABETH J. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 3, 2015

IN WITNESS WHEREOF, the undersigned has executed this instrument on the 9th day of January, 2014.

Natalkka R. Jordon

STATE OF ALABAMA
COUNTY OF Jefferson

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, Natalkka R. Jordon, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand in Bessemer, Alabama, this 9th day of January, 2014.

Effie M. Williams
Notary Public

My commission expires
NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: Dec 19, 2015
BONDED THRU NOTARY PUBLIC UNDERWRITERS

EFFIE M. WILLIAMS
NOTARY PUBLIC
STATE AT LARGE
ALABAMA

EXHIBIT "A"

Land in Davidson County, Tennessee, being the easterly part of Lot No. 1608, Block 203, on the Map of the Extension of Plan No. 1, West Nashville, of record in Book 57, page 173, Register's Office for Davidson County, Tennessee.

Beginning in the southerly margin of Tennessee Avenue at the corner of Lots Nos. 1606 and 1608; thence with the line between said lots, southwardly 150 feet to the northerly margin of an alley; thence with the margin of said alley, westwardly 6.15 feet to the northeasterly margin of Morrow Road; thence with the margin of Morrow Road, northwestwardly 35 feet more or less to the southeasterly corner of the property conveyed to J. R. Nickens and wife, by deed of record in Book 1172, page 238, said Register's Office; thence with Nickens' easterly line, northwardly 120 feet more or less to the southerly margin of Tennessee Avenue; thence with the margin of same eastwardly 389 feet to the beginning.

Being the same property conveyed to Randall P. Davis by deed dated August 16, 1991, from Henry Newman and wife, Annie L. Newman, of record in Book 8429, page 342, Register's Office for Davidson County, Tennessee, and by quitclaim deed dated April 3, 2003, from Natalkka R. Jordon, of record in Instrument No. 20030502-0058989, Register's Office for Davidson County, Tennessee. Randall P. Davis died on February 19, 2013. His estate is being administered in Docket No. 13P1140, Davidson County Probate Court Clerk's Office, and Letters of Administration CTA were issued to Tara E. Davis. By order entered on August 21, 2013, based on the apparent insufficiency of the personal property to satisfy debts and expenses of administration, real estate owned by the decedent was declared to be part of the probate estate under the control and supervision of the administratrix, and she was granted specific power to sign any and all documents necessary to effectuate the sale of said property, subject to Court approval. Said approval was granted by order of the Probate Court, entered on January 10, 2014.

This conveyance is made subject to:

1. State and County taxes for the year 2014, a lien, but not yet due and payable.
2. All matters appearing on the Plan of record as Book 57, page 173, Register's Office for Davidson County, Tennessee.

True Copy Certification

I, Elizabeth J. Smith, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Elizabeth J. Smith

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a notary public for this county and state, Elizabeth J. Smith, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My commission expires

