File Box 24B

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

ADDRESS NEW OWNER:
Rose M. Garrett
P.O. Box 96
Whites Creek, TN 37189

SEND TAX BILL:
Rose M. Garrett
P.O. Box 96
Whites Creek, TN 37189

MAP AND PARCEL:
03000013100

BILL GARRETT, Davidson County
Trans:T20140025308 DEEDWARRSP
Recvd: 04/15/14 08:48 3 pgs
Fees:18.00 Taxes:279.35
20140415-0031265

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual value or consideration, whichever is greater, for this transfer is $ 75,500.00.

Peggy D Mathes
AFFIANT

Subscribed and sworn to before me this 11th day of April, 2014.

A B Waddell
NOTARY PUBLIC

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

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 Thomas Evan Fetz, (a/k/a Tom Fetz),** pursuant to an order of the Seventh Circuit Court of Davidson County, Tennessee, Probate Division, Docket No. 13P-1247, has this day bargained and sold, and do hereby transfer and convey unto **Rose M. Garrett**, her 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 6594 Old Hickory Boulevard, Whites Creek, TN 37189.

And now **Peggy D. Mathes, Administrator of the Estate of Estate of Thomas Evan Fetz,**. 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 **Rose M. Garrett**, her 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 11th day of April, 2014.

Estate of Estate of Thomas Evan Fetz
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 Estate of Thomas Evan Fetz,** pursuant to an order of the Seventh Circuit Court of Davidson County, Tennessee, Probate Division, Docket No. 13P-1247, 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 11th day of April, 2014.

A B Waddell
NOTARY PUBLIC

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

My Commission Expires: 10/5/15

File No.: 2014-041

EXHIBIT A

Land in 14th Civil District of Davidson County, Tennessee, described according to a survey by John B. Bates, Surveyor, dated June 3, 1977, as follows:

Beginning at an oak tree in the edge of Old Hickory Boulevard corner to an 8.39 acre tract sold to David Burgess; thence with Old Hickory Boulevard South 64 deg. 42' West 118.0 feet to a pipe corner to Richardson; thence with Richardson's line South 8 deg. 0' East 1,273.0 feet to an iron pin by a leaning hickory tree; thence South 64 deg. 15' East 100 feet to an iron pin corner to the Greg A. Teeple, et ux property of record in Book 5165, page 205, said Register's Office; thence with Teeple's line, North 4 deg. 40' East 1200 feet to an iron pin in the line of David Burgess; thence with Burgess' line North 56 deg. 28' West 300.0 feet to the point of beginning, containing 6.67 acres, more or less.

Being the same property conveyed to Tom Fetz, an unmarried man, by deed from Mary Margaret Burgess Sanders and husband, James Edgar Sanders of record in Book 5348, page 656, Register's Office for Davidson County, Tennessee. Tom Fetz, a single person conveyed unto Michael F. Mondelli, Trustee, who conveyed to Meredith Fetz, a single person and Tom Fetz, a single person of record in Book 6288, page 714, said Register's Office. Meredith Fetz conveyed all of her interest to Tom Fetz by Quitclaim Deed of record in Instr. No. 200308211-0121505, said Register's Office. Tom Fetz Quitclaimed to Tom Fetz and wife, Denise Fetz of record in Instr. No. 20050303-0023302, said Register's Office. Denise Fetz Quitclaimed the property back to Tom Fetz of record in Instr. No. 20111230-0102082, said Register's Office. Tom Fetz died July 5, 2013, intestate. An Heirship Affidavit was filed to establishing Ethan Jackson Fetz and Samantha Lauralee Fetz as his heirs at law. Tom Fetz, a/k/a Thomas Evan Fetz, Estate having been declared insolvent pursuant to an Order of the Seventh Circuit Court of Davidson County, Tennessee, Probate Division, Docket No. 13P-1247. It was further ordered that the property to be brought into the Estate and sold at public auction by Peggy D. Mathes, Administrator for the Estate of Thomas Evan Fetz.

All taxes for 2014 and subsequent years, which are a lien not yet payable, assumed by the Grantee. Subject to the rights and claims of parties in possession. Subject to any and all leases not of public record.

This property is being sold as is.