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

ADDRESS NEW OWNER:
Richard Sykes
7108 Harmony Court
Murfreesboro, TN 37129

SEND TAX BILL:
Richard Sykes
7108 Harmony Court
Murfreesboro, TN 37129

MAP AND PARCEL:
10516013200

BILL GARRETT, Davidson County
Trans:T20140033345 DEEDWARRSP
Recvd: 05/14/14 08:32 3 pgs
Fees:18.00 Taxes:340.40
20140514-0041150

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual value or consideration, whichever is greater, for this transfer is $92,000.00

X _____
AFFIANT

Subscribed and sworn to before me this 12th day of May, 2014.

_____
NOTARY PUBLIC

My Commission Expires: 10/5/15

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

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 Roberta T. Cox,** pursuant to an order of the Seventh Circuit Court of Davidson County, Tennessee, Probate Division, Docket No. 12P242, has this day bargained and sold, and do hereby transfer and convey unto **Richard Sykes**, his 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 2139 Utopia Avenue, Nashville, TN 37211.

And now **Peggy D. Mathes, Administrator of the Estate of Roberta T. Cox**, 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 **Richard Sykes**, his 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 12th day of May, 2014.

Estate of Roberta T. Cox
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 Roberta T. Cox,** pursuant to an order of the Seventh Circuit Court of Davidson County, Tennessee, Probate Division, Docket No. 12P242 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 12th day of May, 2014.

Ann B Waddell
NOTARY PUBLIC

ANN B WADDELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 10/5/15

EXHIBIT "A"
LEGAL DESCRIPTION

File No.: 2014-061

Being Lot No. 69 on the plan of Corrinne Place of record in Book 332, page 1, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Roberta T. Cox by deed from The Heirs at Law of Lula Mai Starnes of record in Instr. No. 20010108-0002297, Register's Office for Davidson County, Tennessee. Roberta T. Cox died on December 29, 2011. Her Estate having been declared insolvent by the Seventh Circuit Court of Davidson County, Tennessee, Probate Division, Docket No. 12P242 and so ordered her property to be brought into the Estate to be sold at Public Auction by Peggy D. Mathes, Administrator for the Estate of Roberta T. Cox.

This conveyance is subject to 2014 taxes, prorated and assumed by the Grantees; all matters on the plan of record in Book 332, page 1, said Register's Office. Subject to the rights and claims of parties in possession.

This property is being sold as is.