BILL GARRETT, Davidson County
Trans:T20140037448 DEEDWARR
Recvd: 05/29/14 11:17 2 pgs
Fees:12.00 Taxes:0.00
20140529-0046148

MAP: 96.14
PARCEL: 231
GROUP:

This instrument prepared by:
RANDY WAKEFIELD, Attorney
Carthage, Tennessee 37030

THIS INSTRUMENT WAS PREPARED FROM INFORMATION SUPPLIED BY PARTIES WITHOUT COUNSEL OR ADVICE AS TO LEGAL CONSEQUENCES OF TAX RELATED MATTERS. NO TITLE EXAMINATION OR SETTLEMENT HAS BEEN PERFORMED AND RANDY WAKEFIELD SHALL NOT BE RESPONSIBLE FOR ANY MATER THAT COULD HAVE BEEN RESOLVED BY A TITLE EXAMINATION, SETTLEMENT OR LEGAL AND/OR TAX RELATED COUNSEL.

ADMINISTRATOR'S DEED

FOR AND IN CONSIDERATION of the sum of **TEN ($10.00) DOLLARS**, and other good and valuable consideration I, SHIRLEY A. MAYTON, Personal Representative of the estate of JAMES P. MAYTON, hereby transfer and convey unto **SHIRLEY A. MAYTON**, her heirs and assigns, the following described tract or parcel of land located and situated in Davidson County, Tennessee as follows, to-wit:

> BEING Lot No. 47 on the Plan of Hickory Bend, Section III, as of record in Book 3600, page 42, Register's Office for Davidson County, Tennessee.
>
> Said Lot No. 47 fronts 72 feet on the southerly side of Boulder Park Drive and extends back 132.4 feet on the easterly line and 141.7 feet on the westerly line, to a deed line in the rear on which it measures 85 feet.
>
> Legal description taken from previous deed.
>
> **BEING** the same property conveyed to J. P. Mayton, a single person, by Warranty Deed from Eugene Smith and wife, Doshia E. Smith dated May 29, 1968 of record in Book 4239, page 444, Register's Office of Davidson County, Tennessee. James P. Mayton died January 18, 2014 in Davidson County, Tennessee. See Will Book Q, pp. 424-427, Chancery Court Probate, Smith County, Tennessee.

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging, to the said **SHIRLEY A. MAYTON**, her heirs and assigns, forever.

I covenant with the Grantee that I am lawfully seized and possessed with said property in fee simple; have a good and lawful right to convey it and the same is unencumbered.

I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said **SHIRLEY A. MAYTON** against the lawful claims of all persons, whomsoever.

WITNESS my signature this the 23 day of May, 2014.

Shirley A. Mayton
SHIRLEY A. MAYTON

STATE OF TENNESSEE

COUNTY OF SMITH

Personally appeared before me, the undersigned, a Notary Public for the County and State aforesaid, the within named SHIRLEY A. MAYTON with whom I am personally acquainted or who provided sufficient evidence of same and who acknowledged that she executed the foregoing instrument for the purpose contained herein.

WITNESS my hand and official seal at office in Carthage, Tennessee on this the 23 day of May, 2014.

Janice W. Silcox
NOTARY PUBLIC AT LARGE

JANICE W. SILCOX
STATE OF TENNESSEE NOTARY PUBLIC
SMITH COUNTY

MY COMMISSION EXPIRES:
May 20, 2015

New Owner
Send 2014 tax notice to: Shirley A. Mayton
140 Trousdale Ferry Pike
Gordonsville, TN 38563

STATE OF TENNESSEE

COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration of this transfer or value of the property transferred, whichever is greater is $_____, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

_____
AFFIANT

SWORN TO AND SUBSCRIBED BEFORE ME
THIS _____ DAY OF _____, 2014.

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES:

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 0 Shirley A Mayton **Affiant**
Subscribed and sworn before me this the
29 **Day of** May, **20** 14.
Faye Eldridge, **Deputy Register**