File By
243

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:T20140037519 DEEDWARRSP
Recvd: 05/29/14 12:55 3 pgs
Fees:18.00 Taxes:501.35
20140529-0046239

ADDRESS NEW OWNER:
Issac E. Tanksley, Jr.
8451 Highway 70
Nashville, TN 37221

SEND TAX BILL:
Issac E. Tanksley, Jr.
8451 Highway 70
Nashville, TN 37221

MAP AND PARCEL:
09012012900 & 09012012800

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual value or consideration, whichever is greater, for this transfer is $ 135,500.00.

Issac E Tanksley Jr
AFFIANT

Subscribed and sworn to before me this 28th 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

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 Cathy-Jo A. Romer,** pursuant to an order of the Seventh Circuit Court of Davidson County, Tennessee, Probate Division, Docket No. 14P-221, has this day bargained and sold, and do hereby transfer and convey unto **Issac E. Tanksley and wife, Lisa A. Tanksley**, 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 504 Annex Avenue and unimproved 0 Annex Avenue, Nashville, TN 37209.

And now **Peggy D. Mathes, Administrator of the Estate of Cathy-Jo A. Romer,**. 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 **Issac E. Tanksley and wife, Lisa A. Tanksley**, 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 28th day of May, 2014.

Estate of Cathy-Jo A. Romer

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 Cathy-Jo A. Romer,** pursuant to an order of the Seventh Circuit Court of Davidson County, Tennessee, Probate Division, Docket No. 14P-221, 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 28th day of May, 2014.

A R Waddell

NOTARY PUBLIC

ANN B. WADDELL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires: 10/5/15

EXHIBIT "A"
LEGAL DESCRIPTION

File No.: 2014-073

TRACT I: 504 Annex Avenue, Nashville, TN 37209

Being Lot No. 186 on the plan of Charlotte Park Subdivision, Section II, of record in Book 2663, pages 23, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

TRACT II: 0 Annex Avenue, Nashville, TN 37209

Being Lot No. 187 on the plan of Charlotte Park Subdivision, Section II, of record in Book 2663, pages 23, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description

INCLUDED IN THE ABOVE DESCRIPTION BUT SPECIALLY EXCLUDED HEREFROM IS THAT CERTAIN LAND CONVEYED TO METROPOLITAN GOVERNMENT OF NASHVILLE DAVIDSON COUNTY of record in Instr. No. 20040408-040242, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Cathy-Jo A. Romer, unmarried by deed from Irene West and Peggy Bow, both unmarried, of record in Book 11189, page 680, Register's Office for Davidson County, Tennessee. Cathy-Jo Romer died on December 20, 2013, intestate. Pursuant to an order of the Seventy Circuit Court of Davidson County, Tennessee, Probate Division, Docket No. 14P-221, that the properties should be brought into the probate estate and sold by Peggy D. Mathes, the Administrator.

This conveyance is subject to 2014 taxes, prorated and assumed by the Grantees; all matters as shown on the plan of record in Book 2663, pages 22 and 23, restrictive covenants as set out in Book 2690 page 38; Terms, conditions, rights, and restrictions as s et out in Book 2593, page 566, Temporary Construction Easements A & B as set out in Instr.No. 20040408-0040242, said Register's Office. Subject to the rights and claims of parties in possession.
This property is being sold as is.