BILL GARRETT, Davidson County
Trans:T20140042815 DEEDQC
Recvd: 06/17/14 13:48 2 pgs
Fees:13.00 Taxes:277.50
20140617-0052784

Return To:
McCann & Hubbard
1804 Williamson Ct, Suite 201
Brentwood, TN 37027
615-377-3319

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this Transaction is $75,000.00.

Affiant

Sworn to and subscribed before me this 4th day of June, 2014.

NOTARY PUBLIC

My Commission expires 12/20/2015

W. FAYE NOVELLY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY TENN.

THIS INSTRUMENT WAS PREPARED BY:
W. Faye Novelly, UAW Legal Services Plan, 3011 Harrah Drive, Suite A, Spring Hill, TN 37174

NAMES AND ADDRESSES OF NEW OWNERS:	SEND TAX BILL TO:	TAX IDENTIFICATION NO:
Carlos Arzate and wife, Ana M. Dominguez 355 Brewer Drive Nashville, TN 37211	New Owners	Map/Parcel: 147 16 0 122.00

ADMINISTRATOR'S DEED

SARA FRANCES PATTERSON, died intestate on September 1, 2010. FLOYD T. PATTERSON was appointed Administrator of the ESTATE OF SARA FRANCES PATTERSON by the Seventh Circuit Court of Davidson County, Tennessee, Docket No. 13P907. The Estate of Sara Frances Patterson was declared insolvent and this real property was brought into the said Estate under the control of the Administrator by Order of the Court, entered on May 7, 2014 and recorded as Instrument No. 20140605-0048918, Register's Office for Davidson County, Tennessee. Now, therefore, in accordance with said Order,

FLOYD T. PATTERSON, exercising the full power and authority vested in him, in his capacity as Administrator of the ESTATE OF SARA FRANCES PATTERSON, and not individually or otherwise, for and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, has bargained and sold, and does hereby convey, remise, release and forever quitclaims unto CARLOS ARZATE and wife, ANA M. DOMINGUEZ, all right, title and interest in the following described real property in Davidson County, Tennessee:

Being Lot No. 214 on the map of Fairlane Park, Section III, as of record in Book 2331, Pages 145 and 146, Register's Office for said County, described as follows:

Beginning at a point in the south margin of Fairlane Drive, at the corner of Lots Nos. 214 and 215; thence with the line between said lots, southerly 146 feet to a corner of Lot No. 213; thence with the line between said Lots 213 and 214, westerly 137.8 feet to the east margin of Raywood Lane; thence with the margin of the same, northerly 94.5 feet to the beginning of a curve, thence around said curve northwesterly 39.3 feet to the south margin of Fairlane Drive, thence with the margin of the same, easterly 106 feet to the point of beginning.

Subject to restrictions, reservations, easement, covenants, oil, gas or mineral rights of record, if any.

Being the same property conveyed to Tommie Patterson and wife, Frances C. Patterson, by deed from Melpar Homes, Inc. dated 06/25/1957 and recorded 7/2/1957 in Book 2652, Page 301, in the Register's Office for Davidson County, Tennessee. The said Tommie Patterson having since died on the 16th day of January, 1996, the property vested solely in Frances C. Patterson, also known as Sara Frances Patterson.

This is improved property known as 371 Fairlane Drive, Nashville, Tennessee.

This deed was prepared from legal description of the property in prior deed.

This transfer is by Quitclaim and I make no warranties about the title. This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises, including but not limited to the following:

1. Restrictive Covenants affecting the subject property of record in Book 2598, Page 491, Register's Office of Davidson County, Tennessee, which restrictive covenants are incorporated herein by reference;
2. Utility and Drainage Easements, Building setback lines and other matters as shown on plat of record in Plat Book 2331, Page 145 and 146, Register's Office of Davidson County, Tennessee, which are incorporated herein by reference; and
3. Easements as shown by instrument recorded in Book 2331, Page 145 and 146, Register's Office of Davidson County, Tennessee.
4. Davidson County Property Taxes for 2014.

Witness my hand this 4th day of June, 2014.

ESTATE OF SARA FRANCES PATTERSON

By: _____

FLOYD T. PATTERSON, Administrator

W. FAYE NOVELLY NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, W. Faye Novelly, the undersigned Notary Public in and for said County and State, the within named Grantor, Floyd T. Patterson, in his capacity as Administrator of the Estate of Sara Frances Patterson, with whom I am personally acquainted (or proved to be on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purpose therein contained.

Witness my hand and official seal, this 4th day of, June, 2014.

_____
Notary Public
My commission expires : 12/20/2015