File Box
248

This Instrument Prepared By:
Title Escrow of Brentwood, Inc.
5111 Maryland Way, Ste. 205
Brentwood, TN 37027
(615) 221-0032

ADDRESS NEW OWNER: 219 Morton Avenue, Nashville, TN 37211

219 Morton Avenue
Nashville, TN 37211

SEND TAX BILL:
Becca L. Edward
219 Morton Avenue
Nashville, TN 37211

BILL GARRETT, Davidson County
Trans:T20140047219 DEEDWARRSP
Recvd: 07/02/14 12:21 3 pgs
Fees:18.00 Taxes:521.70
20140702-0058260

MAP AND PARCEL: 11914024400

State of Tennessee
County of Williamson

The actual value or consideration, whichever is greater, for this transfer is $141,000.00.

Nancy Holt Walker, Admr
AFFIANT

Subscribed and sworn to before me this 30th day of June, 2014.

A B Waddell
NOTARY PUBLIC

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

My Commission Expires: October 05, 2015

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, **Nancy Holt Walker, Administrator to the Estate of John W. York**, hereinafter the "Grantor(s)", has this day bargained and sold, and does hereby transfers and conveys unto Becca L. Edwards, a single woman, her heirs and assigns, hereinafter the "Grantee(s)" a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot No. 39 on the plan of William Lee Subdivision of The Roth Property of record in Book 1130, page 67, 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 John W. York and wife, Emogene York by deed from E. W. Baskette and wife, Dorothy M. Baskette dated July 28, 1951, of record in Book 2015, page 449, Register's Office for Davidson County, Tennessee. Emogene York died on July 18, 2007, vesting property in John W. York as surviving spouse. John W. York, a/k/a John Woodard York, died on June

19, 2013, intestate, leaving the property to his three children, Nancy Jean Holt York Walker, Michael Thomas York and John Wayne York. Pursuant to an Order of the Seventh Circuit Court of Davidson County, Probate Division, Docket No. 13P 1518, declared his Estate insolvent and that the property be brought into the Estate and sold at Public Auction.

This conveyance is subject to 2014 taxes prorated and assumed by the Grantee; all matters as set out on the plan of record in Book 1130, page 67, said Register's Office. Subject the rights and claims of parties in possession.

This property is being sold as is.

This is improved property known as: 219 Morton Avenue, Nashville, TN 37211

TO HAVE AND TO HOLD the said tract of parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

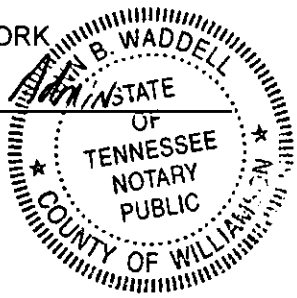
And now **Nancy Holt Walker, Administrator to the Estate of John W. York**, for the express purpose of carrying out the intent of this conveyance, as above set out, does hereby convey all of his interest unto the said **Becca L. Edwards, a single woman**, her heirs and assigns, forever. Grantor(s) hereby covenants with the said Grantee(s) that, subject to and except for the title exceptions set forth in Exhibit "A" , title to the Land is free from all encumbrances made by Grantor(s), and that Grantor(s) does hereby warrant and will defend the title to the Grantee(s) against the lawful claims and demands of all persons claiming by, through or under Grantor, but against none other. 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 30th day of June, 2014.

THE ESTATE OF JOHN W. YORK

Nancy Holt Walker, Administrator

Nancy Holt Walker
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 Nancy Holt Walker, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she is the Administrator, of Nancy Holt Walker, Administrator to the Estate of John W. York, 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 30th day of June, 2014.

A B Waddell

NOTARY PUBLIC Ann B. Waddell

My Commission Expires: October 05, 2015