File Bk 248

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:T20140051150 DEEDWARRSP
Recvd: 07/16/14 15:27 2 pgs
Fees:13.00 Taxes:344.10
20140716-0063008

ADDRESS NEW OWNER:
Randy L. Neff
2115 Yeaman Place #318
Nashville, TN 37206

SEND TAX BILL:
Randy L. Neff
2115 Yeaman Place #318
Nashville, TN 37206

MAP AND PARCEL: 11914022800

State of Tennessee
County of Williamson

The actual value or consideration, whichever is greater, for this transfer is $93,000.00.

AFFIANT

Subscribed and sworn to before me this 14th day of July, 2014.

NOTARY PUBLIC

My Commission Expires: October 05, 2015

LYNN B. WADDELL
NOTARY PUBLIC
STATE OF TENNESSEE
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, **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 Randy L. Neff, his 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. 25 on the plan of Pleasant View Subdivision of Mrs. McCombs' Property, Nolensville Road, of record in Book 421 page 134, 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 by deed from Michael L. Saunders dated 9/27/10, of record in Instr. No. 20101005-0079783, Register's Office for Davidson County, Tennessee. 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 Grantees; to all matters as set out on the plan of record in Book 421, page 134, said Register's Office.

This property is being sold as is.

This is improved property known as: 257 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 **Randy L. Neff**, his 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 14th day of July, 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 14th day of July, 2014.

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

A B Waddell

NOTARY PUBLIC Ann B. Waddell

My Commission Expires: October 05, 2015