THIS INSTRUMENT PREPARED BY:
MICHAEL J. PHILBIN, P.C.
2021 RICHARD JONES ROAD, SUITE 220
NASHVILLE, TN 37215-2860

BILL GARRETT, Davidson County
Trans:T20140053504 DEEDWARRSP
Recvd: 07/24/14 10:08 2 pgs
Fees:13.00 Taxes:481.00
20140724-0065746

SPECIAL WARRANTY DEED

FROM: CHRISTIAN S. HOFSTETTER,
Administrator C.T.A of the Estate
of Mary Magdalene Maga Haynes

TO: Jane B. Brewer

State of Tennessee)
County of Davidson)

The actual consideration for the transfer of this interest is $ 130,000.00

Affiant

Subscribed and sworn to before me this 21st day of July, 2014.

Notary Public

SEP 2 0 2016
Commission Expiration Date

KRISTEN M. TRAINI
Notary Public At Large
SUMNER COUNTY, TENN.

Name and Address of New Owner	Name and Address of Persons or of Entity Responsible for Payment of Property Taxes	Map – Parcel Number(s)
Jane B. Brewster 8207 Sawyer Brown Road Nashville, TN 37221	NEW OWNER	142010A05900

FOR AND IN CONSIDERATION OF the sum of $10.00 Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, I, Christian S. Hofstetter, in my capacity as Administrator C.T.A. of the Estate of Mary Magdalene Maga Haynes, Grantor, have bargained and sold, and by these presents does transfer and convey unto Jane B. Brewster, hereinafter called ("GRANTEE"), her heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Unit No. J-3, together with the Carport designation No. J-3-C, as shown on the plan Section 1, River Plantation, as shown on plat of record in Plan Book 4460, Page 59, Registers Office for Davidson County, Tennessee, and as shown on a Horizontal Property Regime, established by the Master Deed of record in Book 4562, Page 474, and amended of record in Instrument 200510200126564 and Instrument 201402190014288, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit as set forth in the Master Deed, Reference to which is hereby made for a more complete and detailed description of the Unit and the Condominium, the rights and obligations of the Declarant and the Unit Owners, and the Bylaws of the Association of Owners.

Being the same property conveyed to Mary M. Haynes, by Warranty Deed from Terry A. Hill, unmarried, dated November 29, 1976 and recorded November 30, 1976 in Book 5092, Page 285, Register's Office for Davidson County, Tennessee. The said Mary Magdalene Haynes having died testate on February 23, 2014, leaving a Last Will and Testament that was admitted to Probate in the Seventh Circuit Court, probate Division of Davidson County, Tennessee, under Docket No 14P465. Under the aforesaid Will, the decedent's only daughter, Robbin Lee Haynes Lautenbach was named as the sole beneficiary of her Mother's Estate.

However, the Estate had insufficient assets to pay its debts in the absence of bringing the real property into the Probate Estate. Pursuant to a joint petition for the sale of land to pay debts of the aforesaid Estate, an order was entered in said case appointing Christian S. Hofstetter to serve as the Administrator C.T.A. to sell the subject property pursuant to TCA Section 30-2-401 et seq.

This is improved property known as: 8207 Sawyer Brown Road, Nashville, TN 37221.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, her heirs, successors and assigns, forever, and GRANTOR further covenants and binds itself, its representatives, successors and assigns, forever; and Grantor solely and exclusively in his capacity as Administrator C.T.A. of the Estate of Mary Magdalene Maga Hayes, does covenant with Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as herein set out; and Grantor does further covenant and bind himself, his successors and representatives, to warrant and forever defend the title to said land to said Grantee, her heirs, successors and assigns, against the lawful claims of all persons claiming by, through or under said Grantor, but not further or otherwise.

WITNESS my hand this 18 day of July, 2014.

GRANTOR

By: _____
Christian S. Hofstetter
Administrator C.T.A of the Estate
of Mary Magdalene Maga Haynes

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the County and State aforesaid, the within named Christian S. Hofstetter, Administrator C.T.A. of the Estate of Mary Magdalene Maga Haynes, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument in his capacity as Administrator C. T. A. for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this the 18 day of July, 2014.

My Commission Expires: 7-6-15

SHARRICE CHILDS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 6, 2015

_____
NOTARY PUBLIC

Please Record and Return To:
SIGNATURE TITLE SERVICES, LLC
1517 Hunt Club Blvd.
Ste 200
Gallatin, TN 37066