BILL GARRETT, Davidson County
Trans:T20140053968 DEEDWARR
Recvd: 07/25/14 14:03 2 pgs
Fees:13.00 Taxes:37.00
20140725-0066357

State of Tennessee)
County of Sumner)

The actual consideration or value, whichever is greater, for this transfer is $10,000.00.

Affiant

Subscribed and sworn to before me, this 22nd day of August 2013.

Notary Public:
My Commission Expires: 10/18/14

DEVON J. SUTHERLAND STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY, TENN.

ADMINISTRATRIX DEED

Name and Address and New Owner:	Send Tax Bills To:	Map/Parcel Number:
Michele Burks 112 Stillwater Trail Hendersonville, TN 37075	New Owner	081-103.00 081-104.00

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, AND pursuant to the ORDER granted in the Wilson County, Tennessee Probate Case No. 2011-PR-271 recorded in Instrument No._____, Register's Office for Davidson County, Tennessee, I/we, **Pinnie K Baron Administratrix of the Estate of Juanetta T. Spears**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Michele Burks, married**, hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows to-wit:

Unit A-819 (302) Madison Park Condominiums, 555 Dupont Avenue, Madison, Tennessee, of Record in Plat Book 5200, Pages 179-182, Register's Office for Davidson County, Tennessee, to which Plat reference is hereby made for a more particular description.

The previous and last conveyance BEING the same property conveyed to Juanetta T. Spears by Quitclaim Deed from Danny Robert Baron, III, and wife, Ashley Brynn Baron, dated August 17, 2009, and recorded in Instrument Number 20091015-0095365 on the 15th day of October, 2009, in the Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record as recorded in the Register's Office for Davidson County, Tennessee in Book 5200, Pages 179-182.

This is improved property, known as 555 North Dupont Avenue, Unit A-19, Madison, Tennessee 37115

The above legal description is the same as that contained in the previous deed of record.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees. Grantors covenant with said Grantees that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and encumbrances of record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Witness my/our hand(s) this the 22 day of August, 2013.

The Estate of Juanetta T. Spears

By: Pinnie K Baron, Administratrix
PINNIE K BARON, Administratrix

State of Tennessee)
County of Sumner)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State the within named **Pinnie K Baron**, in her capacity as Administratrix of the Estate of Juanetta T. Spears, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 22 day of August, 2013.

Notary Public:
My Commission expires: 10/18/16

This Instrument Prepared By:

Highland Title, LLC.
The House of Cash Building
700 Johnny Cash Parkway, STE 201
Hendersonville, TN 37075

