File Box
243

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:T20140065984 DEEDWARRSP
Recvd: 09/04/14 15:14 2 pgs
Fees:13.00 Taxes:336.70
20140904-0081177

ADDRESS NEW OWNER:
The 2208 Thistlewood Avenue Trust
P. O. Box 160772
Nashville, TN 37216
SEND TAX BILL:
The 2208 Thistlewood Avenue Trust
P. O. Box 160772
Nashville, TN 37216

MAP AND PARCEL: 07208010300

State of Tennessee
County of Williamson

The actual value or consideration, whichever is greater, for this transfer is $91,000.00.

Peggy D Mathes
AFFIANT

Subscribed and sworn to before me this 4th day of September, 2014.

A R 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, **Peggy D. Mathes, Administrator for the Estate of Virginia M. Pippin (a/k/a Virginia M. Shiney)**, hereinafter the "Grantor(s)", has this day bargained and sold, and does hereby transfers and conveys unto Andy Maloney, Trustee of The 2208 Thistlewood Avenue Trust, its successors 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. 17 on the plan of Dalewood, Section 1, of record in Book 1424, page 108, 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 Virginia M. Shiney by deed from Franklin E. Shiney, unmarried dated 12/6/80, of record in Book 5687, page 354, Register's Office for Davidson County, Tennessee. Virginia M. Shiney having married Harlis L. Pippin became Virginia M. Pippin. An Antenuptial Agreement was executed by and between Harlis L. Pippin and Virginia M. Shiney of record in Book 8339, page 768, said Register's Office. Virginia M. Pippin died on 9/18/13, testate. Pursuant to an Order of the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, Docket No. 14P-264, the property was

brought into the Estate and sold by Peggy D. Mathes as Administrator. It was further ordered Harlis L. Pippin no longer held a life estate.

This property is being sold as is.

This is improved property known as: 2208 Thistlewood Drive, Nashville, TN 37216

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 **Peggy D. Mathes, Administrator for the Estate of Virginia M. Pippin (a/k/a Virginia M. Shiney)**, 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 **The 2208 Thistlewood Avenue Trust**, its successors 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 4th day of September, 2014.

ESTATE OF VIRGINIA M. PIPPIN (A/K/A VIRGINIA M. SHINEY)

Peggy D. Mathes, Adm

Peggy D. Mathes
Administor

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Peggy D. Mathes, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she ,Peggy D. Mathes, Administrator for the Estate of Virginia M. Pippin (a/k/a Virginia M. Shiney), 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 4th day of September, 2014.

A B Waddell

NOTARY PUBLIC Ann B. Waddell

My Commission Expires: October 05, 2015

