File Box
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:T20140076363 DEEDWARRSP
Recvd: 10/09/14 09:20 3 pgs
Fees:18.00 Taxes:388.50
20141009-0093624

ADDRESS NEW OWNER:
Troy Shafer
1500 Ordway Drive
Nashville, TN 37206

SEND TAX BILL:
Troy Shafer
1500 Ordway Drive
Nashville, TN 37206
MAP AND PARCEL: 07115045800

State of Tennessee
County of Williamson

The actual value or consideration, whichever is greater, for this transfer is ~~$105,000.00~~

AFFIANT

Subscribed and sworn to before me this 8th day of October, 2014.

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 Eugene Hill**, hereinafter the "Grantor(s)", has this day bargained and sold, and does hereby transfers and conveys unto **Troy Shafer**, 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:

SEE EXHIBIT "A" ATTACHED HERETO

This is improved property known as: 331 Richardson Avenue, Nashville, TN 37207

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 Eugene Hill**, 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 **Troy Shafer**, 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 8th day of October, 2014.

Peggy D. Mathes, Administrator for the Estate of Eugene Hill

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 is the Administrator, of Estate of Eugene Hill, 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 8th day of October, 2014.

NOTARY PUBLIC Ann B. Waddell

My Commission Expires: October 05, 2015

STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

EXHIBIT "A"
LEGAL DESCRIPTION

Being the westerly or rear 43 feet of Lot No. 27 and the westerly 3 feet of the southerly 38 feet of Lot No. 28 on the plan of Sharpe and Horn's First Addition to northeast Nashville of record in Book 57, page 152 Register's Office for Davidson County, Tennessee, described as follows:

Beginning at the northeast corner of Scott Avenue (now Richardson Avenue) and an alley, being the southwest corner of Lot No. 27; thence with the northerly margin o said Avenue, easterly 43 feet to the easterly margin of said alley; thence with the easterly margin of said alley, southerly 88 feet to the beginning.

Being the same property conveyed to Eugene Hill and wife, Deborah Hill by deed from dated 7/29/76, of record in Book 5052, page 730, Register's Office for Davidson County, Tennessee. Deborah Hill Quitclaimed her interest to Eugene Hill of record in Book 5946, page 38, said Register's Office. Ruth Dianne Hill, wife of Eugene Hill, Quitclaimed her interest to Eugene Hill of record in Book 9051, page 803, said Register's Office. Eugene Hill died on 12/30/13. His Estate was declared insolvent and the real property was brought into the Estate to be sold by Peggy D. Mathes, Administrator for the Estate of Eugene Hill by Order of the Seventh Circuit Court of Davidson County, Tennessee, Probate Division, Docket No. 14P-39.

This conveyance is subject to 2014 taxes, paid by the Seller, prorated and assumed by the Grantees; all matters as set out in Book 57, page 152, said Register's Office. To any and all easements located on the property.