File Box
24 B

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:T20140087027 DEEDWARRSP
Recvd: 11/19/14 08:14 2 pgs
Fees:13.00 Taxes:473.60
20141119-0106472

ADDRESS NEW OWNER:
Benjamin S. Mitchell
104 Bonaventure Place
Nashville, TN 37205

SEND TAX BILL:
Benjamin S. Mitchell
104 Bonaventure Place
Nashville, TN 37205

MAP AND PARCEL: 06007007500

State of Tennessee
County of Williamson

The actual value or consideration, whichever is greater, for this transfer is $128,000.00.

Benjamin S. Mitchell
AFFIANT

Subscribed and sworn to before me this 17th day of November, 2014.

A B 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 Mary Dismukes Startup**, hereinafter the "Grantor(s)", pursuant to an Order of the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, Docket No. 14P-1243, has this day bargained and sold, and does hereby transfers and conveys unto **Benjamin S. Mitchell**, 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. 55 on the plan of Hillhurst Acres, Section 2 of record in Bok 2331, page 70, 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 Earnest H. Startup and wife, Mary Dismukes Startup by deed from Gaines and Gregory Construction Company, Inc. dated 7/17/56, of record in Book 2546, page 499, Register's Office for Davidson County, Tennessee. Ernest H. Startup died on 2/8/01 vesting property in Mary Dismukes Startup as surviving spouse. Mary Dissmukes Startup died 9/27/13 intestate and her Estate having been declared insolvent by Order of the Seventh Circuit Court of Davidson County,

Tennessee, Probate Division, Docket No. 14P-1243. It was further order that the property be brought into the Estate and sold at public auction by Peggy D. Mathes, Administrator for the Estate of Mary Dismukes Startup.

This is improved property known as: 2916 Stanwyck Drive, 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 Mary Dismukes Startup**, 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 **Benjamin S. Mitchell**, 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 17th day of November, 2014.

THE ESTATE OF MARY DISMUKES STARTUP

Peggy D. Mathes

Peggy D. Mathes
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 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 Adminstrator of The Estate of Mary Dismukes Startup, 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 17th day of November, 2014.

A B Waddell

NOTARY PUBLIC Ann B. Waddell

WADDELL
NOTARY
TENNESSEE
NOTARY
PUBLIC

My Commission Expires: October 05, 2015