File Box
248

This Instrument Prepared By:
Title Escrow of Brentwood, Inc.
5111 Maryland Way, Ste. 205
Brentwood, TN 37027
(615) 221-0032

ADDRESS NEW OWNER:
James Ronald Ferrell, II
105 Teresa Drive
Old Hickory, TN 37138

SEND TAX BILL:
James Ronald Ferrell, II
105 Teresa Drive
Old Hickory, TN 37138

BILL GARRETT, Davidson County
Trans:T20140093553 DEEDWARRSP
Recvd: 12/15/14 12:24 2 pgs
Fees:13.00 Taxes:222.00
20141215-0114464

MAP AND PARCEL: 05311004200

State of Tennessee
County of Williamson

The actual value or consideration, whichever is greater, for this transfer is $60,000.00.

James L. Ferrell II
AFFIANT

Subscribed and sworn to before me this 11th day of December, 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 Ronald Douglas Brown, Jr., a/k/a Ronald D. Brown, Jr.**, pursuant to an Order of the Seventh Circuit Court of Davidson County, Tennessee, Probate Division, Docket No. 14P-292, hereinafter the "Grantor(s)", has this day bargained and sold, and does hereby transfers and conveys unto **James Ronald Ferrell, II**, 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. 2 of Block "C" on the plan of Life & Casualty Insurance Company's Subdivision No. 3 at Old Hickory, Tennessee of record in Book 974, page 11, 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 Ronald D. Brown, Jr. and wife, Ava M. Brown by deed from William David Whited, as the only heir-at-law of Henry S. Whited dated 10/31/94, of record in Book 9516, page 16, Register's Office for Davidson County, Tennessee. Ava M. Brown died on 6//27/12, vesting title in Ronald D. Brown, Jr. as surviving spouse. Ronald D. Brown, Jr. a/k/a Ronald Douglas Brown, Jr. died on

12/30/13, intestate. Pursuant to an Order of the Seventh Circuit Court of Davidson County, Tennessee, Probate Division, Docket No. 14P-292, Ronald Douglas Brown, Jr.'s estate was declared insolvent and so ordered the property to be brought into the Estate and sold at Public Auction by Peggy D. Mathes, Administrator.

This conveyance is subject to 2014 taxes, paid, prorated and assumed by the Grantee; all matters as set out on the plan of record.
This property is being sold as is.

This is improved property known as: 113 Park Circle, Old Hickory, TN 37138

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 Ronald Douglas Brown, Jr.**, 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 **James Ronald Ferrell, II**, 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 11th day of December, 2014.

THE ESTATE OF RONALD DOUGLAS BROWN, JR.

Peggy D. Mathes, Adm

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 Administrator of the Estate of Ronald Douglas Brown, Jr., 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 11th day of December, 2014.

A B Waddell

NOTARY PUBLIC Ann B. Waddell

My Commission Expires: October 05, 2015

