File Bk
24 B

BILL GARRETT, Davidson County
Trans:T20140095480 DEEDWARRSP
Recvd: 12/22/14 09:26 2 pgs
Fees:13.00 Taxes:1165.50
20141222-0116700

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

ADDRESS NEW OWNER:
The Sapphire Collection, LLC
P. O. Box 25325
Nashville, TN 37202

SEND TAX BILL:
The Sapphire Collection, LLC
P. O. Box 25325
Nashville, TN 37202

MAP AND PARCEL: 11200005000

State of Tennessee
County of Williamson

The actual value or consideration, whichever is greater, for this transfer is $315,000.00.

AFFIANT

Subscribed and sworn to before me this 19th day of December, 2014.

NOTARY PUBLIC

ANN B. WADDELL NOTARY PUBLIC STATE OF TENNESSEE 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 Mathes, Administrator Pendente Lite and personal repsresentative of the Estate of Jane Kathryn Ross**, hereinafter the "Grantor(s)", has this day bargained and sold, and does hereby transfers and conveys unto **The Sapphire Collection, LLC, a Tennessee Limited Liability Company**, 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. 1 on the plan of Craddock Subdivision of record in Book 7900, page 184, 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 Paul T Sorace by deed from Nola M. Craddock, a widow, of record in Book 8390, page 64, Register's Office for Davidson County, Tennessee. Being the same property conveyed to Eugene N. Bulso, Jr. as counsel for the Estate of Jane Kathryn Ross by Sheriff's Deed from Davidson County Sheriff's Office of record in Instr. No. 20140124-0006705, Register's Office for Davidson County, Tennessee. Further conveyed to Peggy Mathes, Administrator Pendente Lite and personal

representative of the Estate of Jane Kathryn Ross by Quitclaim Deed from Eugene N. Bulso, Jr., as counsel for the Estate of Jane Kathryn Ross of record in Instr. No. 20140225-0016146, said Register's Office. Pursuant to an Order of the Seventh Circuit Court of Davidson County, Tennessee, Probate Division, Docket No. 10P-837, Peggy Mathes, Administrator of the Estate of Jane Kathryn Ross to sell said property at public auction.

This conveyance subject to 2014 taxes, paid, prorated and assumed by the Grantee; all matter on the plan of record in Book 7900, page 184, said Register's Office. This property is being sold as is.

This is improved property known as: 8745 Charlotte Pike, Pegram, TN 37143

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 Mathes, Administrator Pendente Lite and personal repsresentative of the Estate of Jane Kathryn Ross**, 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 Sapphire Collection, LLC, a Tennessee Limited Liability Company**, 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 19th day of December, 2014.

THE ESTATE OF JANE KATHRYN ROSS

Peggy 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 Mathes, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she as the Peggy Mathes, Administrator Pendente Lite and personal repsresentative of the Estate of Jane Kathryn Ross, 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 19th day of December, 2014.

NOTARY PUBLIC Ann B. Waddell

ANN B. WADDELL
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: October 05, 2015