BILL GARRETT, Davidson County
Trans:T20150024381 DEEDWARRSP
Recvd: 04/02/15 12:32 5 pgs
Fees:28.00 Taxes:499.50
20150402-0028808

This Instrument Prepared By:
TITLE ESCROW OF BRENTWOOD, INC.
5111 Maryland Way, Ste. 205
Brentwood, TN 37027
(615)221-0032

ADDRESS NEW OWNER:
Milton Earl Roberts
4246 Sweden Drive
Hermitage, TN 37076

SEND TAX BILL:
Milton Earl Roberts
4246 Sweden Drive
Hermitage, TN 37076

MAP AND PARCEL:
07506002400

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual value or consideration, whichever is greater, for this transfer is $135,000.00.

Peggy D Mathes/dm
AFFIANT

Subscribed and sworn to before me this 31st day of March, 2015.

Ann B Waddell
NOTARY PUBLIC

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

My Commission Expires: 10/5/15

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 of the Estate of Bonnie Virgin,** pursuant to an order of the Seventh Circuit Court of Davidson County, Tennessee, Probate Division, Docket No. 11P-1802, (EXHIBIT "B") has this day bargained and sold, and do hereby transfer and convey unto **Milton Earl Roberts**, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION, INCORPORATED HEREIN
This is improved property known 4246 Sweden Drive, Hermitage, TN 37076.

And now **Peggy D. Mathes, Administrator of the Estate of Bonnie Virgin,**. for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby convey all of their interest unto the said **Milton Earl Roberts**, his heirs and assigns, forever; and Grantor(s) covenant with the said Grantee(s) that the same is conveyed subject to such limitations and restrictions as may affect the premises. 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 31st day of March, 2015.

Estate of Bonnie Virgin

By: 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 as **Administrator of the Estate of Bonnie Virgin,** pursuant to an order of the Seventh Circuit Court of Davidson County, Tennessee, Probate Division, Docket No. 11P-1802, 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 the 31st day of March, 2015.

A Bwaddell
NOTARY PUBLIC

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

My Commission Expires: 10/5/15

EXHIBIT "A"
LEGAL DESCRIPTION

File No.: 2015-030

Being Lot No. 265 on the plan of Hermitage Estates of record in Book 3700, page 23, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said Lot No. 265 fronts 90.0 feet on the westerly margin of Sweden Drive and extends back 134.77 feet on the northerly line and 134.79 feet on the southerly line to a dead line in the rear, measuring 90.0 feet thereon.

Being the same property conveyed to Bonnie L. Virgin and husband, Denver R. Virgin by deed from Kimberly F. Swint dated April 27, 2000, of record in Instr. No. 20000428-0042186, Register's Office for Davidson County, Tennessee. The said Denver R. Virgin having since died on March 12, 2009. Further being the same property conveyed to Randall L. Withrow by Quitclaim Deed from Bonnie Virgin, dated August 30, 2011, of record in Instr. No. 20110915-0071826, said Register's Office. Bonnie Virgin having died on September 4, 2011, and pursuant to an Order the the Seventh Circuit Court of Davidson County, Tennessee, Probate Division, Docket No. 11P-1802, that the property be Quitclaimed to Peggy D. Mathes as Administrator of the Estate of Bonnie Virgin as evidenced in the Quitclaim Deed of record in Instr. No. 20150327-0026784, said Register's Office.

This conveyance is subject to 2015 Taxes, prorated and assumed by the Grantee(s); to all matters as set out on the plan of record in Book 3700, page 23; Restrictive Covenants set out in Book 3460, page 583, Book 3924, page 25, Book 3952, page 881, Book 4200, page 227, and Instr. No. 20091214-0113807, said Register's Office.

This property is being sold as is.

EXHIBIT "B"

IN THE SEVENTH CIRCUIT COURT FOR DAVIDSON COUNTY, TENNESSEE
PROBATE DIVISION

2015 MAR 30 PM 3:20

IN RE:)
)
ESTATE OF BONNIE SUE VIRGIN,) DOCKET NO. 11P-1802
Deceased.)

K Lemmon D.C.

AMENDED ORDER APPROVING CONTRACT

This cause came on to be heard on the 27H day of March 2015, before the Honorable David R. Kennedy, Judge of the Seventh Circuit Court of Davidson County, Tennessee, Probate Division, upon motion of the Administrator for an order approving the contract of sale of improved real property located at 4246 Sweden Drive, Hermitage, Davidson County, Nashville, Tennessee 37076, sold for the contract offering price of $135,000.00. It appearing to the Court that there was no opposition presented and the amount of the contract is a fair price in regards to the most recent tax assessment, thus, the motion is well taken and the contract for sale of said improved real property should be approved. It is therefore,

ORDERED, ADJUDGED, and DECREED that the submitted contract for sale of improved real property located 4246 Sweden Drive, Hermitage, Davidson County, Nashville, Tennessee 37076, owned by the decedent, Bonnie Sue Virgin, in the amount of $135,000.00 is approved by the Court. Said real estate sale shall close without regard to the lien lis pendens with the proceeds, net cost of sale, paid to the Administrator of the Estate who should hold all funds pending further orders of the Court .

ENTER THIS 30 DAY OF March, 2015.

DAVID R. KENNEDY, JUDGE

APPROVED FOR ENTRY:

PEGGY D. MATHES #5741
Administrator
20 Academy Place
Nashville, TN 37210
(615) 251-6968

CERTIFICATE OF SERVICE

I the undersigned do hereby certify that on the date listed below I forwarded a copy of the above document to the parties listed below by U.S. Mail, postage paid, first class, fax, hand delivered, or by other acceptable electronic means to the following:

Martin Sir, Esq.
Attorney for Amy Sue Sturgeon
Fifth Third Center
424 Church Street, Suite 2250
Nashville, TN 37219

Sandra Jones, Esq.
Attorney for Randall Whitlow
4219 Hillsborough Pike, Suite 208
Nashville, TN 37215

Milton Earl Roberts

Date: March 30, 2015