File Box
24 B

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

***ADDRESS NEW OWNER:***
Robert Stout & Yvonne Stout
4206 Eaton Creek Road
Nashville, TN 37218

***SEND TAX BILL:***
Robert Stout & Yvonne Stout
4206 Eaton Creek Road
Nashville, TN 37218

BILL GARRETT, Davidson County
Trans:T20150029359 DEEDWARRSP
Recvd: 04/20/15 08:49 9 pgs
Fees:47.00 Taxes:266.40
20150420-0034639

***MAP AND PARCEL:***
05910006600

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual value or consideration, whichever is greater, for this transfer is $ 72,000.00.

AFFIANT

Subscribed and sworn to before me this 16th day of April, 2015.

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 Annie M. Askins,** pursuant to an order of the Seventh Circuit Court of Davidson County, Tennessee, Probate Division, Docket No. 95049 (*see Exhibit "B" & "C"*), has this day bargained and sold, and do hereby transfer and convey unto **Robert Stout and wife, Yvonne Stout**, their 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 722 Rowan Drive, Nashville, TN 37207.

And now **Peggy D. Mathes, Administrator of the Estate of Annie M. Askins,**. 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 **Robert Stout and wife, Yvonne Stout**, their 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 16th day of April, 2015.

**Estate of Annie M. Askins**

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 Annie M. Askins,** pursuant to an order of the Seventh Circuit Court of Davidson County, Tennessee, Probate Division, Docket No. 95049. 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 16th day of April, 2015.

A B Waddell

NOTARY PUBLIC

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

My Commission Expires: 10/5/15

# EXHIBIT "A"
# LEGAL DESCRIPTION

File No.: 2015-002

Being Lot No. 310 on the plan of Haynes Manor of record in Book 3700, page 88, 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 Annie M. Askins, a single person, by deed from William H. Head and wife, Tanya V. Head of record in Book 5113, page 343, Register's Office for Davidson County, Tennessee. Annie M. Askins having died testate and her Last Will and Testament was probated in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, Docket No. 95049, Pursuant to an Order of the Court, declared Annie M. Askins Estate insolvent and ordered the property to be brought into the Estate and sold by Peggy Mathes, as Administrator .

This conveyance is subject to 2015 taxes, prorated and assumed by the Grantee; any and all matters as set out on the plan of record. Subject to the rights and claims of parties in possession. This property is being sold as is.

Copy

EXHIBIT "B"

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

IN RE:
ESTATE OF ANNIE M. ASKINS,
Deceased.

No. 95049

2014 JUL 14 PM 12:46
RICHARD R. ROOKER, CLERK
D.C

**ORDER**

This cause came on to be heard on the 24th day of June 2014 before the Honorable David R. Kennedy, Judge of the Seventh Circuit Court of Davidson County, Tennessee, Probate Division, upon petition filed by the Administrator to declare the estate insolvent and to sell the real property owned by the decedent at her death. It appearing to the Court from statements of Counsel for Calvin Bomer, Exie Davis, and the Administrator that the estate should be declared insolvent as probate assets are insufficient to pay outstanding court costs, trustee and administrative fees.

It further appearing to the Court that the decedent died seized and possessed of real estate located at 722 Rowan Drive, Nashville, Davidson County Tennessee 37027, which real estate should be brought into the estate and sold to provide probate assets for the payment of these costs. Any beneficiary of the testamentary trust should have until July 11, 2014 at close of business to submit in writing to the Administrator a reasonable contract offer to purchase the property at 722 Rowan Drive, Nashville, TN, which offer the Administrator should submit to the court for approval. If no reasonable written offer is timely made, the Administrator should list said property with an agent for 90 days after which if no reasonable written contract offer is received to be submitted to the Court for approval, the Administrator should enter into an agreement for an auction sale of the property. The real property should then be sold at public auction to the highest bidder at the earliest possible date. It is therefore,

Copy

**ORDERED, ADJUDGED, and DECREED** that the probate estate of Annie M. Askins is insolvent, having insufficient liquid assets to pay administrative fees and court costs. It is further,

**ORDERED, ADJUDGED, and DECREED** that the real property at 722 Rowan Drive, Nashville, Davidson County Tennessee 37027, being described as:

> Land in Davidson County, Tennessee, being Lot No. 310 on the Plan of Hayes Manor, Section II, of record in Book 3700, page 88, Register's Office for Davidson County, Tennessee.
>
> Said Lot No. 310 fronts 75 feet on the northerly margin of Rowan Drive and extends back between lines 136.9 on the westerly line, passing a witness line at 107.2 feet and 130 feet on the easterly line passing a witness line at 100 feet to a rear line on which it measures 65.25 feet.

shall be brought into the probate estate and sold at the earliest possible date, by the Administrator with the proceeds being administered as part of the probate estate. The Administrator shall be authorized to divest title out of the estate and vest title in the buyer pursuant to a court approved contract of sale.

It is further,

**ORDERED, ADJUDGED, and DECREED** that any beneficiary of the testamentary trust shall have until July 11, 2014 at close of business to submit in writing to the Administrator a reasonable contract offer to purchase the property at 722 Rowan Drive, Nashville, TN, which offer the Administrator should submit to the court for approval.

It is further,

**ORDERED, ADJUDGED, and DECREED** that if no reasonable written offer is timely made by a beneficiary of the testamentary trust, the Administrator shall list said property with an agent for 90 days after which if no reasonable written contract offer is

Copy

received to be submitted to the Court for approval, the Administrator shall enter into an agreement for an auction sale of the property.

ENTERED THIS 4 DAY OF Dec 2014.

DAVID R. KENNEDY, JUDGE

APPROVED FOR ENTRY:

Peggy D Mathes

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:

Jon S. Jablonski, Esq.
2400 Crestmoor Road, Suite 315
Nashville, TN 37215

Joy M. Sims, Esq.
611 Woodland Street
Nashville, TN 37206

Michael M. Castellarin, Esq.
Suite 509 Cavalier Building
95 White Bridge Road
Nashville, TN 37205

Peggy D Mathes

Date: June 24, 2014

EXHIBIT "C"

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

FILED
APR 15 2015
By

IN RE: )
ESTATE OF ANNIE M. ASKINS, ) No. 95049
Deceased. )

## AGREED ORDER APPROVING CONTRACT

This cause came on to be heard on the 15th day of April, 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 722 Rowan Drive, Davidson County, Nashville, Tennessee 37027, sold by contract offer for $72,000.00 to Robert Stout. It appearing to the Court that all Counsel have agreed, there was no opposition presented and the amount of the contract is a commercially reasonable price in regards to the previous contract offers that failed to close, the most recent tax assessment, and that it appears that the property is in need of considerable repair, thus, the motion is well taken and the contract for sale of said improved real property should be approved. It further appearing to the Court that sale of the real estate be closed without regard to the lien lis pendens and attorney fee liens 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. It is therefore,

**ORDERED, ADJUDGED, and DECREED** that the submitted contract for sale of improved real property located 722 Rowan Drive, Davidson County, Nashville, Tennessee 37027, owned by the decedent, Annie M. Askins, in the amount of $72,000.00 to Robert Stout or his assigns is approved by the Court and said real estate sale shall close without regard to the lien lis pendens and attorney fee liens 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 15th DAY OF April, 2015.

DAVID R. KENNEDY, JUDGE

APPROVED FOR ENTRY:

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

JON S. JABLONSKI #10003 by p. mathes
Attorney for Exie Davis
2400 Crestmoor Road, Suite 315
Nashville, TN 37215

JOY M. SIMS # 10609 by p mathes
Attorney for Calvin Bomer
611 Woodland Street
Nashville, TN 37206

## 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:

David Bomer
Michael Bomer
Anthony Kim Bomer
841 E. Van Koevering
Rialto, CA 92376

Catherine Bomer
7159 S. Ada
Chicago, IL 60620

Kay Crawley
165 Indian Lake Blvd, Suite 105
Hendersonville, TN 37075

Lawrence D. Wilson, Esq
Attorney for Terrell Broady Funeral Home
2400 Crestmoor Road, STe 109
Nashville, TN 37215

Peggy D Mathes

Date: April 15, 2015