THIS INSTRUMENT PREPARED BY:
Equitus Law Alliance, PLLC
709 Taylor Street
P.O. Box 280240
Nashville, Tennessee 37228

FROM: Vanessa Hall, Administratrix of the estate of Katherine Hancock Hall, of record in the Probate Court of Davidson County, Tennessee, Case No: 14P-602 ("GRANTOR")

TO: Preston D. Doss ("GRANTEE")

PROPERTY ADDRESS:	SEND TAX BILLS TO:	MAP/PARCEL:
712 Moormans Arm Road Nashville, Tennessee 37207	Preston D. Doss 1012 North 7th Street Nashville, Tennessee 37207	05915010000

ADMINISTRATRIX'S DEED

FOR AND IN CONSIDERATION of the sum of Fifty Eight Thousand Nine Hundred and No/100 Dollars ($58,900.00), cash in hand paid, Vanessa Hall, Administratrix of the Estate of Katherine Hancock Hall, has bargained and sold, and by these presents does transfer and convey unto Preston D. Doss, his heirs, successors and assigns, his entire right, title and interest in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

LAND in Davidson County, Tennessee, being Lot No. 104 on the Plan of Haynes Manor, Section 1, as of record in Book 3600, page 85, Register's Office for said County.

SAID Lot No. 104 fronts 65.0 feet on the northwesterly side of Moorman's Arm Road, and extends back between parallel lines 135.0 feet to a dead line, measuring 65.0 feet thereon.

BEING the same property conveyed to Lonnie E. Hall (deceased) and wife, Katherine H. Hall (deceased) by Warranty Deed dated May 6, 1966, of record in Book 4015, Page 195, in the Register's Office for Davidson County, Tennessee.

This is improved property known as 712 Moormans Arm Road, Nashville, Tennessee 37207.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Preston D. Doss, his heirs, successors and assigns, forever, in fee simple.

And I do covenant with the said Grantee, that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except for the following:

1. 2015 Davidson County taxes, a lien, currently not due and payable.

2. Matters shown on the Plan of record in Plat Book 3600, page 85, said Register's Office.

BILL GARRETT, Davidson County
Trans:T20150030284 DEEDWARR
Recvd: 04/22/15 08:32 2 pgs
Fees:13.00 Taxes:217.93
20150422-0035759

3. Sanitary Sewer Easement of record in Book 4642, page 998, said Register's Office.

4. All existing and recorded easements, rights of way and restrictions, all zoning regulations, building restrictions and setback lines, if any, and easements or right of ways for public utilities, and other matters of record.

GRANTOR covenants with GRANTEE that she has done nothing to impair the title as received by GRANTOR during the time of the administration of the estate, and it will warrant and defend the title against the lawful claims of all persons claiming by or through her in her representative capacity, but not further or otherwise.

WITNESS my hand, this 17th day of April, 2015.

The Estate of Katherine Hancock Hall

By: Vanessa Hall
Vanessa Hall, Administratrix

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned Notary Public in and for said State and County aforesaid, personally appeared Vanessa Hall, duly authorized Administratrix of the Estate of Katherine Hancock Hall, the bargainor, with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office, this the 17th day of April, 2015.

Regina M. Keith
Notary Public

REGINA M. KEITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires: 5/8/17

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration of value for this transfer is $58,900.00.

Preston Doss
Affiant

Subscribed and sworn to before me this 17th day of April, 2015.

Regina M. Keith
Notary Public

REGINA M. KEITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires: 5/8/17