File Boy
243

BILL GARRETT, Davidson County
Trans: T20150032913 DEEDWARRSP
Recvd: 04/30/15 13:45 3 pgs
Fees: 18.00 Taxes: 473.60
20150430-0038850

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

ADDRESS NEW OWNER:
Wayne Stevens, Trustee
P.O. Box 8
Greenbriar, TN 37073

SEND TAX BILL:
NEW OWNER

MAP AND PARCEL:
08603005500

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual value or consideration, whichever is greater, for this transfer is $ 128,000.00.

AFFIANT

Subscribed and sworn to before me this 28th 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 Rita Jean Fisher,** pursuant to an order of the Seventh Circuit Court of Davidson County, Tennessee, Probate Division, Docket No. 14P-2053, has this day bargained and sold, and do hereby transfer and convey unto **Wayne Stevens, Trustee of the 1748 Ridgemere Court Trust, a Land Trust Agreement dated March 28, 2015**, with full power to transfer, sell, and convey without the joinder of any beneficiaries, 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 as 1748 Ridgemere Court, Hermitage, TN 37076 .

And now **Peggy D. Mathes, Administrator of the Estate of Rita Jean Fisher,**. 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 **Wayne Stevens, Trustee of the 1748 Ridgemere Court Trust, a Land Trust Agreement dated March 28, 2015**, with full power to transfer, sell, and convey without the joinder of any beneficiaries, 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 28th day of April, 2015.

Estate of ~~Rita~~ Jean Fisher

By: Peggy D Mathes/Dam

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 Rita Jean Fisher,** pursuant to an order of the Seventh Circuit Court of Davidson County, Tennessee, Probate Division, Docket No. 14P-2053, 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 28th day of April, 2015.

A B Waddell
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.: 2015-033

Being Lot No. 51 on the plan of Ridgemere of record in Plat Book 6250, page 938, 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 Kenneth Morton Fisher by deed from Gemcraft Homes (Tennessee), Inc. of record in Book 7733, page 306, Register's Office for Davidson County, Tennessee. Further Quitclaimed to Kenneth Morton Fisher and wife, Rita Fisher of record in Book 7826, page 687, said Register's Office. Kenneth Morton Fisher predeceased Rita Fisher in 1991. Rita (Jean) Fisher died December 12, 2014, testate. Pursuant to an Order of the Seventh Circuit Court of Davidson County, Tennessee, Probate Division, Docket No. 14P-2053, declared her Estate insolvent and the property to be brought into the Estate to be sold at Public Auction by Peggy D. Mathes, Administrator to the Estate of Rita Jean Fisher.

This conveyance is subject to 2015 taxes, prorated and assumed by the Grantee(s); all matters as set out on the plan of record in Book 6250, pages 738 and 739; restrictive covenants in Book 6925, page 941; Sanitary Sewer Easement in Book 7211, page 789, said Register's Office.
This property is being sold as is.