BILL GARRETT, Davidson County
Trans:T20150034782 DEEDWARRSP
Recvd: 05/06/15 09:04 3 pgs
Fees:18.00 Taxes:347.80
20150506-0041174

File Box 24B

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

ADDRESS NEW OWNER:
Josephine Phelps
3328 Smith Springs Road
Antioch, TN 37013

SEND TAX BILL:
Josephine Phelps
3328 Smith Springs Road
Antioch, TN 37013

MAP AND PARCEL:
08116064300

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual value or consideration, whichever is greater, for this transfer is $ 94,000.00

AFFIANT

Subscribed and sworn to before me this 4th day of May, 2015.

NOTARY PUBLIC

My Commission Expires: 10/5/15

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

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 for the Estate of Janie V. Miller,** pursuant to an order of the Seventh Circuit Court of Davidson County, Tennessee, Probate Division, Docket No. 14P-1316, has this day bargained and sold, and do hereby transfer and convey unto **Josephine Phelps,** her 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 1025 10th Avenue North, Nashville, TN 37208 .

And now **Peggy D. Mathes, Administrator of the Estate of Janie V. Miller,**. 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 **Josephine Phelps**, her 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 4th day of May, 2015.

Estate of Janie V. Miller
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 Janie V. Miller,** pursuant to an order of the Seventh Circuit Court of Davidson County, Tennessee, Probate Division, Docket No. 14P-1316, 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 4th day of May, 2015.

NOTARY PUBLIC

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

My Commission Expires: 10/5/15

EXHIBIT "A"
LEGAL DESCRIPTION

File No.: 2015-034

Being a part of the Haslam Hill lot described as follows: Beginning at a point on the westerly margin of Belleville Street, now 10th Avenue North, about 90 feet southerly from the southerly margin of Jefferson Street; running hence westerly 146 feet, more or less, to the easterly margin of an alley; thence with said margin of said alley southerly 33-1/3 feet, more or less , to a point; thence at right angles easterly 146 feet, more or less, to Belleville Street; northerly 33-1/3 feet, more or less, to the point of beginning.

Being the same property conveyed to Ollie Gaines by deed from Bransford Realty Company of record in Book 482, page 342, Register's Office for Davidson County, Tennessee. This being the same property conveyed to Janie V. Miller by an Affidavit of Heirship and Last Will of Ollie Gaines of record in Book 5712, pages 767 and 768, said Register's Office. Janie V. Miller died on June 24, 2014. Her Estate being declared insolvent pursuant to and Order of the Seventh Circuit Court of Davidson County, Tennessee, Probate Division, Docket No. 14P-1316 and ordered Peggy D. Mathes, Administrator the the Estate to sale the property.

This conveyance is subject to 2015 taxes, prorated and assumed by the Grantee; subject to the rights and claims of parties in possession. This property is being sold as is.