BILL GARRETT, Davidson County
Trans:T20150051596 DEEDWARRSP
Recvd: 06/26/15 15:07 3 pgs
Fees:18.00 Taxes:510.60
20150626-0061857

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

ADDRESS NEW OWNER:
Larry Reese, et ux
190 Irene Dive
Mt. Juliet, TN 37122

SEND TAX BILL:
Larry Reese, et ux
190 Irene Dive
Mt. Juliet, TN 37122

MAP AND PARCEL:
07509012900

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual value or consideration, whichever is greater, for this transfer is $ 138,000.00.

AFFIANT

Subscribed and sworn to before me this 26th day of June, 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 Edna R. Puckett,** pursuant to an order of the Seventh Circuit Court of Davidson County, Tennessee, Probate Division, Docket No. 15P-471, has this day bargained and sold, and do hereby transfer and convey unto **Larry Reese and wife, Brenda Joyce Reese**, 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 as 246 Bonnalynn Drive, Hermitage, TN 37076.

And now **Peggy D. Mathes, Administrator of the Estate of Edna R. Puckett,**. 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 **Larry Reese and wife, Brenda Joyce Reese** 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 26th day of June, 2015.

Estate of Edna R. Puckett

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 Edna R. Puckett,** pursuant to an order of the Seventh Circuit Court of Davidson County, Tennessee, Probate Division, Docket No. 15P-471 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 26th day of June, 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.: 2015-070

Being Lot No. 221 on the plan of Revised Map f Hermitage Hills Subdivision, Section 2, of record in Book 2900, page 112, 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 E. C. Puckett and Edna R. Puckett by deed from Gary L. Barkley and wife, Sue A. Barkley dated 9/10/69, of record in Book 4364, page 699, Register's Office for Davidson County, Tennessee. Further Quitclaimed to Edna R. Puckett of record in Book 4749, page 409, said Register's Office. Edna R. Puckett died on February 19, 2015, testate. The Last Will and Testament of Edna R. Puckett being of record in the Seventh Circuit Court of Davidson County, Tennessee, Probate Division, Docket No. 15P-471 and said property was brought into the Estate of Edna R. Puckett and by Order of the Court to be sold at public auction by Peggy D. Mathes as Administrator.

This conveyance is subject to 2015 taxes, prorated and assumed by the Grantee; all matters on the plan of record in Book 2900, page 112, said Register's Office; subject to parties in possession.
This property is being sold as is.