BILL GARRETT, Davidson County
Trans:T20150103604 DEEDWARRSP
Recvd: 12/08/15 10:52 3 pgs
Fees:18.00 Taxes:392.20
20151208-0123448

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

ADDRESS NEW OWNER:
Enchanted Developments LLC
2308 Claylick Road
Whites Creek, TN 37189

SEND TAX BILL:
Enchanted Developments LLC
2308 Claylick Road
Whites Creek, TN 37189

MAP AND PARCEL:
05915008200

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual value or consideration, whichever is greater, for this transfer is $106,000.00.

AFFIANT

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

NOTARY PUBLIC

My Commission Expires: 10/12/19

STATE OF TENNESSEE NOTARY PUBLIC

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 Patrick T. Davis, a/k/a Patrick Takashi Davis,** pursuant to an order of the Seventh Circuit Court of Davidson County, Tennessee, Probate Division, Docket No. 14P-622, has this day bargained and sold, and do hereby transfer and convey unto **Enchanted Developments LLC,** a Tennessee limited liability company, its successors 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 736 Vanderhorst Drive, Nashville, TN 37207.

And now **Peggy D. Mathes, Administrator of the Estate of Patrick T. Davis, a/k/a Patrick Takashi Davis,** 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 **Enchanted Developments LLC,** a Tennessee limited liability company, its successors 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 December, 2015.

Estate of Patrick T. Davis

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 Patrick T. Davis, a/k/a Patrick Takashi Davis,** pursuant to an order of the Seventh Circuit Court of Davidson County, Tennessee, Probate Division, Docket No. 14P-622, 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 December, 2015.

A Blackwell
NOTARY PUBLIC

STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

My Commission Expires: 10/12.19

EXHIBIT "A"
LEGAL DESCRIPTION

File No.: 2015-124

Being Lot No. 136 on the plan of Haynes Manor, Section I of record in Bok 3600,, page 85, 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 Willie B. Davis and wife, Takaka Davis by deed from Capital City Mortgage Company of record in Book 4107, page 453, Register's Office for Davidson County, Tennessee. Said Willie B. Davis predeceased Takaka Davis, leaving her as the surviving spouse. Quitclaim Deed from Florence Hardy Moore, a widow, to Patrick T. Davis of record in Instr. .No. 20020828-0104032, as re-recorded to correct Grantor as Takako Davis, (reserving a life estate), of record in Instr. No. 20020911-0110521, said Register's Office. Takako Davis (aka Takaka Davis) died on January 26, 2007. Patrick Takashi Davis (aka Patrick T. Davis) having died on 7/22/13 intestate. Pursuant to an Order of the Seventh Circuit Court of Davidson County, Tennessee, Probate Division, Docket No. 14P-622 declared his estate insolvent and so order Peggy D. Mathes as Administrator to be brought into the estate anc sold at public auction.

This conveyance is subject to 2015 Taxes, paid, prorated and assumed by the Grantee. Subject to the rights and claims of parties in possession.

This property is being sold as is, where is.