BILL GARRETT, Davidson County
Trans:T20150104160 DEEDWARR
Recvd: 12/09/15 15:19 4 pgs
Fees:23.00 Taxes:247.90
20151209-0124077

Warranty Deed

J. BRANDON MILLER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires July 2, 2018	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $67,100.00 Affiant Subscribed and sworn to before me, this the 4th day of December, 2015. Notary Public My commission expires: 7-2-18

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
NashvilleRealtyGroup.com, LLC & IRA Innovations LLC fbo John Donelson IRA	New Owner(s)	
P.O. Box 60555		040-00-0-088.00
Nashville, TN 37206-0555		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **RITA FELTS, AS ADMINISTRATRIX OF THE ESTATE OF ELEANOR GIBBONS, DECEASED**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **IRA INNOVATIONS LLC FBO JOHN DONELSON IRA, AS TO A TWO-THIRDS (2/3) UNDIVIDED INTEREST, AND NASHVILLEREALTYGROUP.COM, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, AS TO A ONE-THIRD (1/3) UNDIVIDED INTEREST, AS TENANTS IN COMMON,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND IN THE 12TH, FORMERLY THE 21ST, CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, CONTAINING 76 ACRES, MORE OR LESS, AND BEING THE WESTERN HALF OF A FARM DEEDED BY H JACKSON AND WIFE, T GEO E. JACKSON, OCTOBER 11, 1899, BY DEED OF RECORD IN BOOK 240, PAGE 296, R.O.D.C. TENNESSEE, REFERENCE TO WHICH IS HEREBY MADE FOR A FULL DESCRIPTION; THE OTHER PART OF SAID FARM HAVING BEEN DEEDED BY GEO E. JACKSON AND WIFE DO CUE HAMILTON AND WIFE, JANUARY 23, 1904 AND JUNE 6TH 1906 BY DEED OF RECORD IN SAID REGISTER'S OFFICE, BOOK 291 , PAGE 238, AND BOOK 347, PAGE 66, TO WHICH REFERENCE IS HERE MADE.

THE LAND HEREBY CONVEYED IS MORE PARTICULARLY DESCRIBED AS FOLLOWS, ACCORDING TO A SURVEY MADE FOR LEON GILBERT, BY JOHN WILKES, CIVIL ENGINEER, ON JUNE 11, 1941; BEGINNING AT THE N. E. CORNER OF THIS TRACT AT AN IRON PIN AND OLD STONE, SAME BEING SOUTH 10 POLES OR 165 FEET FROM DAVE GIFFORD'S N. E. CORNER, AND RUNNING FROM SAID BEGINNING POINT WITH THE LINE OF A TRACT ONCE OWNED BY JOHN Q. OWSLEY AND WITH A FENCE NORTH 86 DEGREES, 30 MINUTES EAST 1,988 FEET TO AN IRON PIN AT A CORNER POST OF FENCE THE NORTHEAST CORNER OF THIS TRACT OF LAND; THENCE WITH THE LINE OF TRACT OWNED BY CUE HAMILTON, BEING THE EAST HALF OF THE ORIGINAL TRACT, AND WITH A FENCE SOUTH 2 DEGREES, 10 MINUTES EAST PASSING CUE HAMILTON'S HOUSE AT 950 FEET AND PASSING 25 FEET WEST OF SAID HOUSE, IN ALL 1672 FEET TO AN IRON PIN, THE SOUTHEAST CORNER OF THIS TRACT; THENCE WITH THE LINE OF A TRACT OWNED BY JAMES R. ALLEN (SEE DEED RECORDED IN BOOK 986, PAGE 91 R.O.D.C.

TENN) NORTH 68 DEGREES, 30 MINUTES WEST CROSSING A HOLLOW AND FROM THERE ON RUNNING WITH FENCE IN ALL 2,018 FEET TO AN IRON PIN ON THE WEST EDGE OF THE OLD COUNTY ROAD AND IN THE EAST BOUNDARY OF A 4 ACRE TRACT OWNED BY H. C. MATTHEWS BEING SOUTHWEST CORNER OF THIS TRACT OF LAND AND A SHORT DISTANCE WEST OF NEW HIGHWAY; THENCE WITH THE EAST BOUNDARY OF DAVE GIFFORD'S TRACT OF 127 ACRES BOUGHT FROM WILHOITE BY DEED RECORDED IN BOOK 831, PAGE 379, R.O.D.C. TENN. RUNNING WITH HIS FENCE NORTH 1 DEGREE WEST 1498 FEET TO THE POINT OF BEGINNING AND CONTAINING 76 ACRES. FROM THIS TRACT THERE IS EXCLUDED AND NOT CONVEYED A STRIP OF LAND ABOUT 20 FEET WIDE AND APPROXIMATELY 250 FEET LONG, LYING ON THE WEST SIDE OF AND ADJACENT TO THE NEW HIGHWAY, WHICH IS EXCHANGED FOR A TRIANGULAR TRACT OF ABOUT 5000 FEET ADJOINING THE PROPERTY HEREIN CONVEYED AND BEING ABOUT 100 FEET ALONG ITS EAST LINE AND 100 FEET ALONG ITS NORTH LINE AND WHICH IS ADJACENT TO THE NEW HIGHWAY, AND THIS TRIANGULAR PLOT IS HEREBY CONVEYED TO EDWARD F. DUNN AND WIFE, AGNES B. DUNN.

LESS AND EXCEPT PROPERTY SOLD OFF DESCRIBED IN BOOK 4562, PAGE 336, BOOK 4852, PAGE 974, AND BOOK 6585, PAGE 218.Being a portion of the same property conveyed to Edward F. Dunn and wife, Agnes B. Dunn by Installment deed from H. C. Matthews and wife, Minnie Mathews of record in Book 1191, page 207 Register's Office for Davidson County, Tennessee, dated June 23, 1941 and recorded on June 24, 1941.

Edward F. Dunn and Agnes B. Dunn having since died. Agnes B. Dunn devised the property to her daughter, Eleanor Gibbons by the Will of Agnes B. Dunn of record in Will Book 131, Page 230, in the Probate Court of Davidson County, Tennessee. Eleanor Gibbons having since died, Rita Dunn Felts having been named Adminstratrix of the Estate at Docket No. 12P1159 in the Probate Court of Davidson County, Tennessee. *See also* Order attached hereto as Exhibit A.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 3839 Knight Drive, Whites Creek, TN 37189.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 4th day of December, 2015.

Estate of Eleanor Gibbons, Deceased

By: Rita Felts
Name: **Rita Felts**
Title: **Administratix**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Rita Felts, as Administratrix of the Estate of Eleanor Gibbons, Deceased, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 4th day of December, 2015.

Notary Public

My Commission Expires: 7-2-18

BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 2, 2018

Exhibit "A"

IN THE SEVENTH CIRCUIT COURT OF DAVIDSON COUNTY, TENNESSEE
PROBATE DIVISION

FILED
OCT 30 2015
RO HOOKER, Clerk
Deputy

IN RE:

ELEANOR L. GIBBONS,
Deceased

No. 12P1159

ORDER CONFIRMING SALE OF REAL ESTATE AND PAYMENT OF REAL ESTATE COMMISSIONS AND TO AMEND A PREVIOUS ORDER OF THIS COURT TO SPECIFICALLY DEEM THIS ESTATE INSOLVENT AND TO DESIGNATE ADMINISTRATRIX AS THE TRANSFEROR OF THE REAL ESTATE

The Administratrix's Motion to confirm the auction sale of the real property located at 3839 Knight Drive, Whites Creek Tennessee, to pay real estate commissions related to said sale, to amend a previous Order of this Court to specifically deem this Estate insolvent and to specifically authorize the Administratrix, Rita Felts as the transferor of said property came on to be heard the 30th day of October 2015.

There being no opposition filed by the heirs of this estate, who have previously consented to the auction sale, this Motion is well taken and this Court will Confirm the auction sale of the real estate located at 3839 Knight Road, Whites Creek, Tennessee for the sum of sixty seven thousand dollars ($67,000) and authorizes the payment of real estate commission of $6,700.00 to Massa Estate Group, and further amends a previous Order of this Court to specifically find this estate insolvent, and authorizes Rita Felts, Administratrix to consummate the sale and to execute the conveyance deed to Nashvillerealtygroup.comLLC.

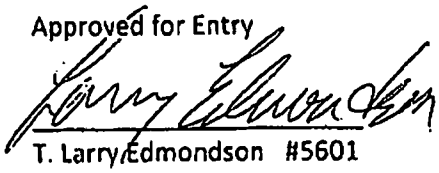
Accordingly it is so ORDERED.

This 30th day of October 2015.

Judge Randy Kennedy

Exhibit "A" (Cont'd.)

Approved for Entry



T. Larry Edmondson #5601
Attorney for the Estate
800 Broadway, 3RD Flr.
Nashville, Tennessee 37203