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

***ADDRESS NEW OWNER:***
Dorsey L. Ivey and Carolyn J. Ivey
331 Martin Road
Clarksville, TN 37042

BILL GARRETT, Davidson County
Trans:T20160017182 DEEDWARRSP
Recvd: 03/02/16 11:44 3 pgs
Fees:18.00 Taxes:521.70
20160302-0019932

***SEND TAX BILL:***
Dorsey L. Ivey and Carolyn J. Ivey
331 Martin Road
Clarksville, TN 37042

***MAP AND PARCEL:***
07307005900

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual value or consideration, whichever is greater, for this transfer is $ 141,000.00.

Peggy D Mathes
AFFIANT

Subscribed and sworn to before me this 29th day of February, 2016.

A B Waddell
NOTARY PUBLIC

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

My Commission Expires: 10/12/19

## 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 Arthur R. Suster,** pursuant to an order of the Seventh Circuit Court of Davidson County, Tennessee, Probate Division, Docket No. 15P-1587, has this day bargained and sold, and do hereby transfer and convey unto **Dorsey L. Ivey and Carolyn J. Ivey, as husband and wife**, 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 2411 Fairbrook Drive, Nashville, TN 37214.

And now **Peggy D. Mathes, Administrator of the Estate of Arthur R. Suster,**. 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 **Dorsey L. Ivey and Carolyn J. Ivey, as husband and wife**, 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 29th day of February, 2016.

**Estate of Arthur R. Suster**
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 Arthur R. Suster,** pursuant to an order of the Seventh Circuit Court of Davidson County, Tennessee, Probate Division, Docket No. 15P-1587 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 29th day of February, 2016.

Ann B Waddell
NOTARY PUBLIC

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

My Commission Expires: 10/12/19

# EXHIBIT "A"
# LEGAL DESCRIPTION

File No.: 2016-007

Being Lot No. 372 on the plan of Sunset View, Section VI, of record in Book 2900, pages 54 and 55, 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 Steve Suster and wife, Anne Suster by deed from John A. Daffron and wife, Margaret Daffron dated June 14, 1983, of record in Book 077, page 99, Register's Office for Davidson County, Tennessee. Steve Suster died on August 9, 2000, vesting property in Anne Suster as surviving spouse. Anne Suster Quitclaimed her interest to Arthur Suster on May 18, 2001, of record in Instr. No. 20010612-0061811, said Register's Office. Arthur Suster died on March 18, 2013. Pursuant to an Order of the Seventh Circuit County of Davidson County, Tennessee, Probate Division, Docket No. 15P-1687, declared the Estate of Arthur R. Suster insolvent and so order the property to be sold at public auction by Peggy D. Mathes as Administrator .

This conveyance is subject to 2016 taxes, prorated and assumed by the Grantees; all matter as set out on the plan of record in Book 2900, pages 54 and 55; Sanitary Sewer and/or Storm Drainage Agreement as set out in Book 6695, page 45, said Register's Office.