Davidson County DEEDWARRSP
Recvd: 04/05/16 09:48 4 pgs
Fees:23.00 Taxes:852.85
20160405-0032286

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

ADDRESS NEW OWNER:
Tennessee Executive Properties LLC
P.O. Box 1728
Mt. Juliet, TN 37121

SEND TAX BILL:
Tennessee Executive Properties LLC
P.O. Box 1728
Mt. Juliet, TN 37121

MAP AND PARCEL:
09511003900

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual value or consideration, whichever is greater, for this transfer is $ 230,500.00.

AFFIANT

Subscribed and sworn to before me this 4th day of April, 2016.

NOTARY PUBLIC

My Commission Expires: ~~10/12/19~~ 3/3/2020

SONDRA REECE
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY

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 William C. Marker,** pursuant to an order of the Seventh Circuit Court of Davidson County, Tennessee, Probate Division, Docket No. 15P-753, has this day bargained and sold, and do hereby transfer and convey unto **Tennessee Executive Properties 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 as 2415 Cloverdale Road, Nashville, TN 37214.

And now **Peggy D. Mathes, Administrator of the Estate of William C. Marker**, 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 **Tennessee Executive Properties 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 April, 2016.

Estate of William C. Marker

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 William C. Marker,** pursuant to an order of the Seventh Circuit Court of Davidson County, Tennessee, Probate Division, Docket No. 15P-753, 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 April, 2016.

NOTARY PUBLIC

STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

My Commission Expires: 10/12/19

EXHIBIT "A"
LEGAL DESCRIPTION

File No.: 2016-026

Being Lot No. 504 on the plan of Merry Oaks, Section III of record in Book 2330, page 47, 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 William C. Marker and wife, Frances E. Marker by deed from Ellis M. Murphy and wife, Colleen M. Murphy of record in Book 3073, page 327, Register's Office for Davidson County, Tennessee. Frances E. Marker predeceased William C. Marker. William C. Marker died April 12, 2015, intestate. Pursuant to an Order of the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, Docket No. 15P-753, declared the Estate insolvent and ordered Peggy D. Mathers as Administrator to the Estate to sell the property at Public Auction.

This conveyance is subject to 2016 taxes, prorated and assumed by the Grantees: all matters as set out on the plan of record in Book 2330, page 47, Subject to Sanitary Sewer and/or Storm Drainage with Ingress and Egress access on the Driveway as set out in Book 4884, page 7, Subject to Sanitary Sewer and/or Storm Drainage Agreement as set out in Book 5176, page 593, said Register's Office.

This property is being sold as is.

True Copy Certification

I, Kelsie Holloway, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Kelsie Holloway
Signature

State of Tennessee

County of Rutherford

Personally appeared before me, Sondra Reece, a notary public for this county and state, Kelsie Holloway. who acknowledges that this certification of an electronic document is true and correct and whose signature I ~~have~~ witnessed.

Sondra Reece
Notary's Signature

My Commission Expires: 3/3/2020
Notary' Seal (if on paper)

