File Box
24 B

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

BILL GARRETT, Davidson County
Trans:T20160044137 DEEDWARRSP
Recvd: 05/25/16 14:19 3 pgs
Fees:18.00 Taxes:261.59
20160525-0052705

ADDRESS NEW OWNER:
Mulloy Robertson
Ethel M. Robertson
831 Fonnic Drive
Nashville, TN 37207

SEND TAX BILL:
New Owners

MAP AND PARCEL:
06904019500

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual value or consideration, whichever is greater, for this transfer is $70,700.00

Ethel M Robertson
AFFIANT

Subscribed and sworn to before me this 23rd day of May, 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 Marshall E. Hayes,** pursuant to an order of the Seventh Circuit Court of Davidson County, Tennessee, Probate Division, Docket No. 15P-697, has this day bargained and sold, and do hereby transfer and convey unto **Mulloy Robertson and/or Ethel M. Robertson, as tenants in common with rights of survivorship**, 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 385 Kingview Drive, Nashville, TN 37218 .

And now **Peggy D. Mathes, Administrator of the Estate of Marshall E. Hayes,**. 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 **Mulloy Robertson and/or Ethel M. Robertson as tenants in common with rights of survivoship**, 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 23rd day of May, 2016.

Estate of Marshall E. Hayes

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 Marshall E. Hayes,** pursuant to an order of the Seventh Circuit Court of Davidson County, Tennessee, Probate Division, Docket No. 15P-697, 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 23rd day of May, 2016.

A B Waddell
NOTARY PUBLIC

My Commission Expires: 10/12/19

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

EXHIBIT "A"
LEGAL DESCRIPTION

File No.: 2016-029

Being Lot No. 102 on the plan of Haynes Park Subdivision, Section 4-A, of record in Book 4860, page 39, 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 Marshall E. Hayes and wife, Susie M. Hayes by deed from Michael J. Spalding and wife, Rita S. Spalding dated 10/31/88, of record in Book 7697, page 174, Register's Office for Davidson County, Tennessee. Marshall E. Hayes divorced Susie M. Hayes as evidenced in the Final Decree of Divorce, Fourth Circuit Court for Davidson County, Tennessee, Docket No. 98D-3106. Pursuant to said Decree, Susie M. Hayes Quitclaimed her intrest to Marshall E. Hayes of record in Book 11311, page 555, said Register's Office. Marshall E. Hayes, a/k/a Marshall Eugene Hayes died on January 6, 2015, intestate. Pursuant to an Order of the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, Docket No. 15P-697 declared the Estate of Marshall E. Hayes as insolvent so ordered Peggy D. Mathes, as Administrator 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; restrictive covenants of record in Book 4943, page 211; Survey prepared by John Kohl & Company, dated 3/9/82, showed the drive encroaching onto an adjoining property approximately 4 feet, more or less, as set out in Book 7512, page 326, said Register's Office. Subject to the rights and claims of parties in possession.
This property is being sold as is.