WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. MTC-5143

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

ADDRESS NEW OWNER:
Segvon B. Abdullatif, et ux
305 Gaywood Drive
Nashville, TN 37211

SEND TAX BILL:

BILL GARRETT, Davidson County
Trans:T20160066058 DEEDWARRSP
Recvd: 08/01/16 15:45 3 pgs
Fees:18.00 Taxes:893.55
20160801-0079280

MAP AND PARCEL:
14702007600

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual value or consideration, whichever is greater, for this transfer is $ 241,500.00.

AFFIANT

Subscribed and sworn to before me this 27th day of July, 2016.

NOTARY PUBLIC

My Commission Expires: 10/12/19

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

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 Esther M. Ragsdale, a/k/a Ester M. Ragsdale,** pursuant to an order of the Seventh Circuit Court of Davidson County, Tennessee, Probate Division, Docket No. 16P-397, has this day bargained and sold, and do hereby transfer and convey unto **Segvon B. Abdullatif and Zahraa K. Ismael, 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 as 305 Gaywood Drive, Nashville, TN 37211.

And now **Peggy D. Mathes, Administrator of the Estate of Esther M. Ragsdale, a/k/a Ester M. Ragsdale,**. 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 **Segvon B. Abdullatif** and Zahraa K. Ismael, ~~a married man~~, their ~~his~~ 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.

PDM, adm By Order

Witness my hand this the 27th day of July, 2016.

Estate of Esther M. Ragsdale, a/k/a Ester M. Ragsdale

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 Esther M. Ragsdale, a/k/a Ester M. Ragsdale,** pursuant to an order of the Seventh Circuit Court of Davidson County, Tennessee, Probate Division, Docket No. 16P-397. 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 27th day of July, 2016.

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.: 2016-064

Being Lot No. 309 on the plan of Caldwell Hall, Section II, of record in Book 2900, page 96, 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 Hans L. Ragsdale and wife, Esther M. Ragsdale by deed from David S. Hance and wife, Loyda M. Hance dated 3/5/99, of record in Book 11377, page 883, Register's Office for Davidson County, Tennessee. Hans L. Ragsdale died on 11/23/01, vesting property in Esther M. Ragsdale as surviving spouse. Esther M. Ragsdale, a/k/a Ester M. Ragsdale, died on 2/28/16, her Estate having been declared insolvent by the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, Docket No. 16P-397. Peggy D. Mathes was appointed Administrator to her Estate and the Court ordered the property to be brought into the Estate to be sold at Public Auction.

This conveyance is subject to 2016 taxes prorated and assumed by the Grantee; All matters as set out on the plan of record in Book 2900, page 96, said Register's Office. Parties in possession.

This property is being sold as is.