THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 16078344** BILL GARRETT, Davidson County Trans:T20160073392 DEEDWARR Recvd: 08/23/16 10:03 2 pgs Fees:13.00 Taxes:1110.00 20160823-0087964	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $300,000.00. Affiant Subscribed and sworn to before me, this 17th day of August, 2016. Notary Public My Commission Expires: PAM McBROOM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAY 8, 2018

ADMINISTRATOR'S DEED

Address New Owner: Aspen Construction, LLC 8005 Church St. E. Ste. 201 Brentwood, TN 37027	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 091-15-0-287.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Elizabeth B. Hickman, Co-Administrator for the Estate of Elizabeth G. Blair,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Aspen Construction, LLC, a Tennessee limited liability company**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being the easterly 50 feet of the westerly 150 feet of the southerly half of Block 35 on the Plan of Charlotte Park Company's First Addition of record in Plat Book 57, Page 103, in the Register's Office for Davidson County, Tennessee.

Said part of Block 35 fronts 50 feet on the northerly side of Nevada Avenue and extends back 180 feet along the easterly and westerly sides lines to a rear line measuring 50 feet thereon.

Being the same property conveyed to Elizabeth G. Blair by Warranty deed from Roger C. Sweet and wife, Rita A. Sweet of record in Book 8582, page 414, Register's Office for Davidson County, Tennessee, dated March 20, 1992 and recorded on March 24, 1992. Elizabeth G. Blair conveyed a one-half (1/2) undivided interest to Cheryl Brigance Baker, Unmarried by Quitclaim deed of record in Book 10193, Page 411, dated September 10, 1996 and recorded September 17, 1996, in said Register's Office. Cheryl Brigance Baker, unmarried conveyed her one-half (1/2) undivided interest back to Elizabeth G. Blair by Quitclaim deed of record in Instrument No. 20000106-0002151, in said Register's Office. The said Elizabeth G. Blair died January 3, 2016, her estate and Order to Permit Administrator, on Behalf of Beneficiaries, to Sell Real Property and Execute Sale Documents, But Court Approval for All Contracts having been probated in Docket No. 16P-634, in the Probate Court for Davidson County, Tennessee. Court Approval of Contract was granted on August 12, 2016 by Order filed, in Docket No. 16P-634, in said Probate Court.

Being also known as 4906 Nevada Avenue Nashville, Tennessee 37209.

This conveyance is made subject to all conditions easements; and all other matters of record in the Register's Office for Davidson County Tennessee, including but not limited to (a) 2016 real property taxes have been prorated and assumed by the buyer and (b) all matters appearing on the plan of record in Book 57, Page 103, said Register's Office.

This conveyance is made pursuant to the Order of The Seventh Circuit Court For Davidson County, Tennessee Probate Division To Permit Administrator, On Behalf of Beneficiaries, To Sell Real Property and Execute Sale Documents, But Court Approval for All Contracts of record in Instrument Number 20160823-0087962 and approved by Order to Approve Contract For Sale Of Real Property by Order Of The Seventh Circuit Court For Davidson County, Tennessee Probate Division of record in Instrument Number 20160823-0087963, Register's Office for Davidson County, Tennessee.

This is improved property located at 4906 Nevada Avenue Nashville TN 37209

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 17th day of August, 2016.

Estate of Elizabeth G. Blair

BY: Elizabeth B. Hickman Co-Administrator
Elizabeth B. Hickman, Co-Administrator

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Elizabeth B. Hickman, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained and who further acknowledged that she is the Co-Administrator for the Estate of Elizabeth G. Blair, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 17th day of August, 2016.

Nathan L. Powers
Notary Public
My Commission Expires: 02/26/17

NATHAN L. POWERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY