Davidson County DEEDWARR
Recvd: 09/02/16 14:02 4 pgs
Fees:23.00 Taxes:703.00
20160902-0092761

#33195

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| **THIS INSTRUMENT PREPARED BY:**<br>**Mudter & Patterson**<br>**An Association of Attorneys**<br>**3811 Bedford Avenue**<br>**Suite 205**<br>**Nashville, Tennessee 37215**<br>**FTEC File No. 33195-08-2016**<br><br>**Record & Return To:**<br>**First Title & Escrow Company, Inc.**<br>**3811 Bedford Ave, Suite 205**<br>**Nashville, TN 37215** | STATE OF TENNESSEE, COUNTY OF DAVIDSON:<br><br>The actual consideration or value, whichever is greater, for this transfer is: $190,000.00.<br><br>Affiant<br><br>Subscribed and sworn to before me this 31st day of August, 2016.<br><br>Notary Public<br><br>My Commission Expires: |

STACY L. THOMAS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES OCTOBER 1, 2018

# WARRANTY DEED

| | | |
|---|---|---|
| **Address New Owner:**<br>Louis Roberts, LLC<br>4908 Stillwood Drive<br>Nashville, TN 37220 | **Send Tax Bills To:**<br>New Owner | **Tax Information:**<br>Map and Parcel No.:<br>146 07 0 030 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, **Peggy Axford, Administrator of The Estate of Nancy A. Solinski, deceased** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Louis Roberts, LLC, a Tennessee limited liability company** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 4908 Stillwood Drive, Nashville, TN 37220

**TO HAVE AND TO HOLD** said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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 the 31st day of August, 2016.

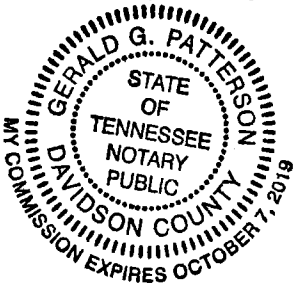
Peggy Axford, Administrator

Peggy Axford, Administrator of The Estate of
Nancy A. Solinski

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Peggy Axford, Administrator of The Estate of Nancy A. Solinski**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 31st day of August, 2016.




Notary Public
My Commission Expires:

# EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 134 on the Plan of Section One Revised Crieve Hall Estates, as of record in Plat Book 1835, pages 122-124, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Theodore C. Solinski and wife, Mary B. Solinski, by deed dated January 22, 1954 from John B. Downery and wife, Miriam E. Downey, of record in Book 2246, page 101, Register's Office for Davidson County, Tennessee. Theodore C. Solinski predeceased Mary B. Solinski leaving her as surviving tenant by the entirety. Mary B. Solinski died and by Will of record in Will Book 156, page 389, Probate Court for Davidson County, Tennessee, devised the subject property to William B. Solinski and Nancy Solinski. By Quitclaim Deed dated July 28, 1988, of record in Book 7618, page 126, said Register's Office, William B. Solinski conveyed his interest in subject property to Nancy A. Solinski. Nancy A. Solinski died on April 26, 2016, intestate. The Estate of Nancy A. Solinski was filed for Administration in Docket No. 16P819, Davidson County Probate Court. Peggy Axford was issued Letters of Administration. By Order filed July 21, 2016, Davidson County Probate Court, the Estate was declared insolvent and the subject property was ordered to be brought into the probate estate and to be sold by the Administrator. An Order Approving Contract was filed August 12, 2016, Probate Court for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2016, which have been prorated and assumed by Grantee. Map and Parcel No. 146 07 0 030 00.
2. All matters appearing on the Plan of record as Plat Book 1835, pages 122-124, Register's Office for Davidson County, Tennessee.

# True Copy Certification

I, KELLY E. COX, 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.

KELLY E. COX

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, GEORGE E. MUDTER, JR., a notary public for this county and state, KELLY E. COX, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
My Commission Expires: _____
Notary Seal:

