File Bk 248

File No.: 2016-094
STM Property ID:
Property Address: 233 Sterry Court, Antioch, TN 37013

SPECIAL WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160098181 DEEDWARRSP
Recvd: 11/07/16 08:57 2 pgs
Fees:13.00 Taxes:543.90
20161107-0117365

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $147,000.00

Canh minh pham
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd day of November, 2016

R B Waddell
Notary Public

MY COMMISSION EXPIRES: October 12, 2019

(AFFIX SEAL)

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

THIS INSTRUMENT WAS PREPARED BY

Title Escrow of Brentwood, Inc., 5111 Maryland Way, Ste. 205, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Canh Minh Pham	Canh Minh Pham	16206009400
(NAME)	(NAME)	
233 Sterry Court	233 Sterry Court	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Antioch, TN 37013	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Peggy D. Mathes, Administrator for the Estate of William Crawford Clark,** pursuant to an Order of the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, Docket No. 16P-563, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Canh Minh Pham and Chau Hue Ly, as husband and wife,** hereinafter called the GRANTEE(S), their heirs and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Being Lot No. 18 on the plan of Fair Oaks, Section 1, of record in Book 4175, pages 42 and 43, 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. Clark by deed from Evelyn P. McElhiney, unmarried, dated 5/30/06, of record in Instr. No, 20060606-0066908, Register's Office for Davidson County, Tennessee. William Crawford Clark died on February 13, 2016. Pursuant to an Order of the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, Docket No. 16P-563, ordered Peggy D. Mathes as Administrator for the Estate of William Crawford Clark to bring the property into the probate estate and to be sold at auction.

This conveyance is subject to 2016 taxes, paid, prorated and assumed by the Grantees; all matters on the plan of record in Book 4175, pages 42 and 43; Subject to the restrictive covenants as set out in Book 4289, page 198, amended in Book 4475, page 863, and Book 4488, page 753,, said Register's Office.
This property is being sold as is.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 233 Sterry Court, Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD said tract of land, with the appurtenances, estate, title and interest thereto belonging to said GRANTEE(S), their assigns, forever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

GRANTOR(S) does hereby covenant with GRANTEE(S) that GRANTOR(S) has not made, done, executed, allowed or permitted any act, instrument or thing whatever whereby said land, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever; and GRANTOR(S) does further covenant and bind itself, its successors, assigns and representatives, to warrant and forever defend the title to said land to said GRANTEE(S), their assigns, against the lawful claims of all persons claiming by, through or under said GRANTOR(S), but not otherwise.

Witness my/our hands this 2nd day of November, 2016.

THE ESTATE OF WILLIAM CRAWFORD CLARK

Peggy D Mathes, Adm

Peggy D. Mathes
Administrator

State of Tennessee
County of Williamson

Personally appeared before me, a notary public in and for the state and county aforementioned, Peggy D. Mathes with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged herself to be Administrator of The Estate of William Crawford Clark and that she as such Administrator executed the foregoing instrument for purposes therein contained, by signing by herself as Administrator pursuant to an Order of the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, Docket No. 16P-563

WITNESS my hand and seal this 2nd day of November, 2016.

A B Waddell

Notary Public Ann B. Waddell
My Commission Expires: October 12, 2019

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

RETURN TO:
Title Escrow of Brentwood, Inc.
5111 Maryland Way, Ste. 205
Brentwood, TN 37027

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