BILL GARRETT, Davidson County
Trans:T20160114926 DEEDWARR
Recvd: 12/30/16 09:33 5 pgs
Fees:28.00 Taxes:851.00
20161230-0137246

This instrument prepared by and **Record and Return to**:
**Parthenon Title Agency, LLC**
**212 Oceola Ave**
**Nashville, TN 37209**
**(615) 829-5190**

File No.: **16-1384**

# WARRANTY DEED

**THIS INDENTURE,** made and entered into this **12/29/2016**, by and between **Sherry Washington, Administrator of The Estate of Patsy Elizabeth Gibson**, parties of the first part, and **Dees Premier Homes, Inc., a Ohio Corporation**, party of the second part,

**WITNESSETH:** This for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part had bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described Real Estate, situated and being in the City of **Nashville**, County of **Davidson**, State of **Tennessee**, to wit:

Land in Davidson County, Tennessee, being Lots Nos. 108 and 109 on the map showing subdivision of the Waters Place on Maxey Lane, as of record in Book 332, pages 136 and 137, Register's Office for said County.

Said Lots Nos. 108 and 109 front 50 feet each on the northerly side of Piedmont Avenue, and run back between parallel lines, 150 feet to an alley.

Being the same property conveyed to Cordell H. Gibson and wife, Patsy M. Gibson, by deed from Susie Napier, a widow, dated 09/09/1966, of record in Book 4055, page 532, Register's Office for Davidson County, Tennessee. Cordell H. Gibson died August 23, 1999 leaving Patsy Elizabeth Mitchell Gibson as sole owner by Tenants by Entirety. Patsy Elizabeth Mitchell Gibson died on January 23, 2014, unmarried leaving as her sole heirs, a total of 19 nieces, nephews, great nieces and great nephews. Her estate was admitted to probate as The Estate of Patsy Elizabeth Gibson, Docket No. 16P1230, Probate Court of Davidson County, Tennessee. Sherry Washington was named Administrator of the Estate which was declared insolvent and the Administrator was decided to sell the property by order of the Probate Court.

This conveyance is made subject to: All existing Easements and Restrictions of record.

Parcel ID # **72-12-37**

☒ Improved **141 Piedmont Ave, Nashville, TN 37216**

☐ Unimproved property located at:

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the afore described real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part of the day and year first above written.

Sherry Washington Administrator of The Estate of Patsy Elizabeth Gibson

Sherry Washington, Administrator of
The Estate of Patsy Elizabeth Gibson

STATE OF **Tennessee**

COUNTY OF **Davidson**

Before me, the undersigned, a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Sherry Washington, Administrator of The Estate of Patsy Elizabeth Gibson** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained as his/her free Act and Deed.

Witness my hand and Notarial Seal this 29th day of December, 2016..

Rebecca T. Garland
Notary Public

My Commission Expires: 5/8/17

REBECCA T. GARLAND STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

**********

Owner's Name: **Dees Premier Homes, Inc.**

and Address: **141 Piedmont Ave, Nashville, TN 37216**

Mail tax bills to 1651 Westgate Circle, Brentwood TN 37027

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$230,000.00** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Jason Wallace
Affiant

STATE OF **Tennessee**

COUNTY OF **Davidson**

Subscribed and sworn to before me this 29th day of December, 2016..

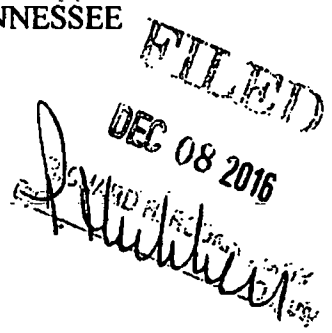
Rachel Marie Collins
Notary Public

My Commission Expires: 3-21-20

RACHEL MARIE COLLINS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF CHEATHAM

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IN THE PROBATE COURT OF DAVIDSON COUNTY, TENNESSEE




IN THE MATTER OF:

THE ESTATE OF PATSY ELIZABETH GIBSON,

Deceased No. 16P1230

SHERRY WASHINGTON, Administrator

*ORDER APPROVING SALE OF REAL ESTATE AND*

*DIRECTING DISTRIBUTION OF PROCEEDS*

Based upon an examination of the Petition for Sale of Realty, the Motion to Approve Contract for Sale of Realty, the Answers of the Heirs, and the sworn testimony and statements made in open court on December 8, 2016, the Court finds the following:

A. All interested parties have been properly notified of this proceeding;

B. All heirs are in agreement and have consented, via their Answers, to the sale of the real property as estate property with the proceeds to be used for payment of expenses of the sale and of estate administration, and the net to be distributed to the heirs according to the laws of intestate administration;

C. The debts of the decedent, including the costs of administration of the estate, exceed the value of the personal property of the decedent available to pay them;

D. The real estate of the decedent which passed to the heirs is the only asset available to pay the creditors, including fees and expenses earned by and owed to the personal representative and the attorney for the estate and other costs of administration of the estate;

E. It is in the best interests of the heirs for the real property to be sold as a whole by the estate and for the personal representative to act on their behalf to take any actions she deems

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necessary to address any cloud on title created by Equity Trust Company, Custodian FBO Edward W. Meek IRA.

F. The contract price of $230,000 is fair and exceeds the current appraised value of $97,800 set by the Davidson County Assessor of Property.

G. The proceeds of the sale will provide adequate funds for the payment of the decedent's debts, including the costs of estate administration.

H. The relief requested by the Petitioner should be granted.

Based upon these findings, the Court orders the following:

1. The real property at 141 Piedmont Ave. is declared to be estate property, subject to estate administration.

2. Sherry Washington, as personal representative of the estate, shall sell the real property at 141 Piedmont Ave., more particularly described as follows:

   Land in Davidson County, Tennessee, being Lot Nos. 108 and 109 on the map showing subdivision of the Waters Place on Maxey Lane, as of record in Book 322, pages 136 and 137, Register's Office for said County.

   Said Lots No. 108 and 109 front 50 feet each on the northerly side of Piedmont Avenue, and run back between parallel lines, 150 feet to an alley.

   Being the same property conveyed to Cordell H. Gibson and wife, Patsy M. Gibson, by deed from Susie Napier, a widow, on September 9, 1966 of record in Book 4055, page 532, Register's Office for Davidson County, Tennessee. The said Cordell H. Gibson having died leaving property to Patsy M. Gibson by right of survivorship.

3. Sherry Washington, as personal representative of the estate, is authorized to sell the real property to Drees Premier Homes, for the contract price of $230,000 (Two Hundred Thirty Thousand Dollars) and under the terms described more particularly in the contract document included as Exhibit B to the Petitioner's Motion to Approve Contract for Sale of Realty, and incorporated herein by reference;

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4. Sherry Washington, as personal representative, is directed to sign the deed and any related documents necessary to close the sale. The signatures of other heirs at law shall not be required to effectuate the sale.
5. The net proceeds of the sale of the real property shall be estate property, to be used to pay the debts of the decedent, including court costs and costs of estate administration, with the fees and expenses of the personal representative and attorney for the estate to be approved by the court and paid at a later date, and the balance to be distributed to the heirs at law in accordance with the laws of intestate succession.
6. In the event that any cloud on title prevents the personal representative from being able to convey insurable title in order to close on the approved contract, the personal representative is authorized, on behalf of the estate, to take whatever action she deems appropriate to clear the cloud on title, including actions to quiet title or suits for damages, and including the authority to settle any such dispute using net proceeds from the sale of the real property.

Entered Dec. 8, 2016.

Judge

APPROVED FOR ENTRY:

By _____

Rose Mary Drake, BPR #10947
Attorney for Petitioner
1409 McKennie Avenue
Nashville, TN 37206
rosemarydrakelaw@gmail.com
615-250-1538