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

***ADDRESS NEW OWNER:***
Pamela Russo
5 Fawn Creek Pass
Nashville, TN 37214

***SEND TAX BILL:***

Same as
New Owner

BILL GARRETT, Davidson County
Trans:T20170010723 DEEDWARRSP
Recvd: 02/06/17 10:13 3 pgs
Fees:18.00 Taxes:647.50
20170206-0012186

***MAP AND PARCEL:***
122010A27600CO

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual value or consideration, whichever is greater, for this transfer is $ 175,000.00.

Peggy D Mathes, Dan
AFFIANT

Subscribed and sworn to before me this 19th day of January, 2017.

A B Waddell
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 Robert O. Herston,** pursuant to an order of the Seventh Circuit Court of Davidson County, Tennessee, Probate Division, Docket No. 16P-756, has this day bargained and sold, and do hereby transfer and convey unto **Pamela Russo**, his/her/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 5 Fawn Creek Pass, Nashville, TN 37214.

And now **Peggy D. Mathes, Administrator of the Estate of Robert O. Herston,**. 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 **Pamela Russo**, his/her/their 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.

Witness my hand this the 19th day of January, 2017.

**Estate of Robert O. Herston**

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 Robert O. Herston,** pursuant to an order of the Seventh Circuit Court of Davidson County, Tennessee, Probate Division, Docket No. 16P-756. 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 19th day of January, 2017.

Ann B Waddell

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.: 2016-101

Land in Davidson County, Tennessee, being Unit No. 51 on the plan of Woodland Point, Phase III, a Private Element Horizontal Propety Regime (being the Townhome Area at Woodland Point), located on Fawn Creek Pass, Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for Woodland Point Townhomes, a Horizontal Property Regime with Private Elements, Phase III, of record as Instrument No. 20001011-0101044, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Woodland Point, Phase III, a Private Element Horizontal Propety Regime, contained in the said Declaration, the plan filed as Exhibit "C" to said Declaration appearing at page 48 thereof, and By-laws appended thereto as Exhibit "B" appearing at page 32 thereof, said Register's Office are incorporated in this deed by reference and made a part hereof the same as though copied herein. Said Unit is also contained within a portion of Lot 2 on the Final Plat of Woodland Point, Phase I as of record in Instrument No. 20000713-0069314, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Robert O. Herston, unmarried, by deed from Centex Homes dated 4/30/01, of record in Instrument No. 20010509-0048123, Register's Office for Davidson County, Tennessee. Robert O. Herston died on March 16, 2016, testate. Pursuant to an Order of the Seventh Circuit Court for Davidson County, Tennessee, Docket No. 16P-756, Peggy Mathes was appointed the Administrator for the Estate of Robert O. Herston and further ordered that Peggy Mates as Administrator to sell the property.

This conveyance is subject to 2017 taxes, prorated and assumed by the Grantee.
The premises herein conveyed is a condominium apartment established pursuant to the provisions of the Tennessee "Horizontal Property Act" as same is set out in Section 66-27-101 et seq., of the Tennessee Code Annotated, and is subject to the provision and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interests in favor of other unit owners and all sewer, water, electrical, telephone, cable and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Woodland Point, Phase III, a Private Element Horizontal Propety Regime of record in Instrument No. 20000607-0056981, Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20001011-0101044 and Instrument No. 20000711-0068562, said Register's Office.
Charter of Woodland Point Townhouse Corporation as set out in Instrument No. 20001013-01020000, said Register's Office.
Subject to Landscape Agreement as set out in Instrument No. 200000612-0058346, said Register's Office.
Subject to Easement granted to Metropolitan Government of Nashville and Davidson County of record in Book 8332, page 982, said Register's Office.
Subject to the assessment of homeowners association fees, if any.
Property is sold as is.