BILL GARRETT, Davidson County
Trans: T20170018220 DEEDWARRSP
Recvd: 03/02/17 13:04 3 pgs
Fees: 18.00 Taxes: 555.00
20170302-0020835

File Box 24B

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

ADDRESS NEW OWNER:
Dorris D. Barnes
3 Port Rush Court
Brentwood, TN 37027

SEND TAX BILL:
Dorris D. Barnes
3 Port Rush Court
Brentwood, TN 37027

MAP AND PARCEL:
13311016200

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual value or consideration, whichever is greater, for this transfer is $ 150,000.00.

AFFIANT

Subscribed and sworn to before me this 28th day of February, 2017.

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 Maxine P. Ashburn,** pursuant to an order of the Seventh Circuit Court of Davidson County, Tennessee, Probate Division, Docket No. 16P-1621, has this day bargained and sold, and do hereby transfer and convey unto **Dorris D. Barnes**, his 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 3743 Valley Ridge Drive, Nashville, TN 37211 .

And now **Peggy D. Mathes, Administrator of the Estate of Maxine P. Ashburn,**. 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 **Dorris D. Barnes**, his 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 28th day of February, 2017.

Estate of Maxine P. Ashburn

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 Maxine P. Ashburn,** pursuant to an order of the Seventh Circuit Court of Davidson County, Tennessee, Probate Division, Docket No. 16P-1621. 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 28th day of February, 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.: 2017-006

Being Lot No. 209 on the plan of Valley View Meadows, Section 2 of record in Book 3600, page 60, 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 Richard L. Ashburn and wife, Maxine P. Ashburn by deed from Margaret E. McConaughy, unmarried, dated 10/20/72, of record in Book 4649, page 771, Register's Office for Davidson County, Tennessee. Richard L. Ashburn predeceased Maxine P. Ashburn on 11/6/15. Maxine P. Ashburn died on 7/30/16. Pursuant to an Order of the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, Docket No. 16P-1621, the property was brought into the Estate of Maxine P. Ashburn for Peggy D. Mathes, Administrator, to sale and disburse proceeds for deceased debts.

This conveyance is subject to 2017 taxes, prorated and assumed by the Grantee; all matters as set out on the plan of record in Book 3600, page 60, said Register's Office. Rights and claims of parties in possession.

This property is being sold as is.