File Box
248

This Instrument Prepared By:
Title Escrow of Brentwood, Inc.
5111 Maryland Way, Ste. 205
Brentwood, TN 37027
(615) 221-0032

BILL GARRETT, Davidson County
Trans: T20170024552 DEEDWARRSP
Recvd: 03/23/17 09:19 2 pgs
Fees: 13.00 Taxes: 895.40
20170323-0028340

ADDRESS NEW OWNER:
Andrew Rolley
7109 Sunnywood Drive
Nashville, TN 37211

SEND TAX BILL:
New Owner
MAP AND PARCEL: 14706012400

State of Tennessee
County of Williamson

The actual value or consideration, whichever is greater, for this transfer is $242,000.00.

AFFIANT

Subscribed and sworn to before me this 22nd day of March, 2017.

NOTARY PUBLIC

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

My Commission Expires: October 12, 2019

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, **Connie B. Whitley, Administrator for the Estate of Richard R. Sanders**, hereinafter the "Grantor(s)", pursuant to an Order of The Seventh Circuit Court for Davidson County, Tennessee, Probate Division, Docket No. 16P-1945, has this day bargained and sold, and does hereby transfers and conveys unto Andrew Rolley, his heirs and assigns, hereinafter the "Grantee(s)" a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot No. 9 on the plan of Caldwell Hall, Section I, of record in Book 2900, pages 57, 58, and 59, 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 Hiram O. Sanders and wife, Hattie Lou Sanders by deed from Hermitage Homes, Inc., a Tennessee corporation, dated October 1, 1963, of record in Book 3806, page 240, Register's Office for Davidson County, Tennessee. Quitclaim Deed from Hiram O. Sanders and wife, Hattie Lou Sanders to Harris A. Gilbert, Trustee to Hattie Lou Sanders and her son, Richard Sanders, as joint tenants with rights o survivorship of record in Book 4763, page 33, said Register's Office. Quitclaim Deed from Richard Sanders to Hattie Lou Sanders of record in Book 9713, page 424, said Register's Office. Hiram O. Sanders predeceased on 6/12/179, Hattie Lou Sanders. Hattie Lou Sanders died on 12/14/07, intestate leaving her son, Richard R. Sanders, as her sole surviving heir as evidenced by an

Affidavit of Heirship of record in Instr. No. 20170323002833 9, said Register's Office. Richard R. Sanders died 10/26/16, testate with his Last Will and Testament having been admitted to The Seventh Circuit Court for Davidson County, Tennessee, Probate Division, Docket No. 16P-1945. Pursuant to an Order of the Court declared Richard R. Sanders Estate insolvent and ordered the real estate to be brought into the estate and sold by The Administrator at Public Auction.

This conveyance is subject to 2017 taxes, prorated and assumed by the Grantee; all matters on the plan of record, any restrictions and easements, TVA right-of-way as set out in Book 2997, page 93, said Register's Office.
This property is being sold as is.

This is improved property known as: 218 Blackman Road, Nashville, TN 37211

TO HAVE AND TO HOLD the said tract of parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

And now **Connie B. Whitley, Administrator for the Estate of Richard R. Sanders**, for the express purpose of carrying out the intent of this conveyance, as above set out, does hereby convey all of his interest unto the said **Andrew Rolley**, his heirs and assigns, forever. Grantor(s) hereby covenants with the said Grantee(s) that, subject to and except for the title exceptions set forth herein, title to the Land is free from all encumbrances made by Grantor(s), and that Grantor(s) does hereby warrant and will defend the title to the Grantee(s) against the lawful claims and demands of all persons claiming by, through or under Grantor, but against none other. 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 22nd day of March, 2017.

THE ESTATE OF RICHARD R. SANDERS

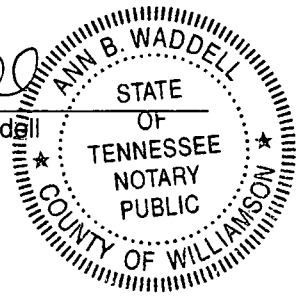
Connie B. Whitley, administrator
Connie B. Whitley
Administrator

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Connie B. Whitley, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she is the Administrator, of The Estate of Richard R. Sanders, 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 22nd day of March, 2017.

A B Waddell
NOTARY PUBLIC Ann B. Waddell



My Commission Expires: October 12, 2019