BILL GARRETT, Davidson County
Trans:T20170026377 DEEDWARRSP
Recvd: 03/29/17 11:00 3 pgs
Fees:18.00 Taxes:490.25
20170329-0030465

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

ADDRESS NEW OWNER:
David Swett
Swett Real Estate Investments
2725 Clifton Avenue
Nashville, TN 37209

SEND TAX BILL:
Swett Real Estate Investments
2725 Clifton Avenue
Nashville, TN 37209

MAP AND PARCEL:
09202037100

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual value or consideration, whichever is greater, for this transfer is $ 132,500.00.

Peggy D Mathes
AFFIANT

Subscribed and sworn to before me this 29th day of March, 2017.

A B Waddell
NOTARY PUBLIC

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

My Commission Expires: 10/12/19

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 John J. Waller, Jr. a/k/a John Jefferson Waller, Jr.,** pursuant to an order of the Seventh Circuit Court of Davidson County, Tennessee, Probate Division, Docket No. 16P-1690, has this day bargained and sold, and do hereby transfer and convey unto **David Swett, d/b/a Swett Real Estate Investments, a sole proprietorship**, its successors 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 2421 Meharry Boulevard, Nashville, TN 37208.

And now **Peggy D. Mathes, Administrator of the Estate of John J. Waller, Jr. a/k/a John Jefferson Waller, Jr.,** 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 **David Swett, d/b/a Swett Real Estate Investments, a sole proprietorship,** its successors 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 29th day of March 2017.

Estate of John J. Waller, Jr. a/k/a John Jefferson Waller, Jr.,

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 John J. Waller, Jr. a/k/a John Jefferson Waller, Jr.,** , pursuant to an order of the Seventh Circuit Court of Davidson County, Tennessee, Probate Division, Docket No. 16P-1690, 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 29th day of March, 2017.

A 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.: 2017-019

Being Lot No. 9, Block 1 on the plan of Heffernan Place of record in Book 161, page 138, 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 John J. Waller, Jr., unmarried, by deed from Glodean McCall a/k/a Myrtle G. McCall, unmarried, dated 11/19/93, of record in Book 9165, page 798, Register's Office for Davidson County, Tennessee. John J. Waller, Jr. died September 24, 2016. Pursuant to an Order of the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, Docket No. 16P-1690 declared his estate to be insolvent and brought the property into the estate to be sold as soon as possible by Peggy D. Mathes, as Administrator for the Estate.

Note: John J. Waller, Jr. is one and the same as John Jefferson Waller, Jr.