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:
Robin Wald
3235 Eagleridge Way
Bellingham, WA 98226

BILL GARRETT, Davidson County
Trans:T20170059214 DEEDWARRSP
Recvd: 07/11/17 11:43 3 pgs
Fees:18.00 Taxes:536.50
20170711-0069655

SEND TAX BILL:
Robin Wald
3235 Eagleridge Way
Bellingham, WA 98226

MAP AND PARCEL:
15011011400

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual value or consideration, whichever is greater, for this transfer is $ 145,000.00.

Peggy D Mathes
AFFIANT

Subscribed and sworn to before me this 30th day of June, 2017.

Ann 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 James L. Caughorn** pursuant to an order of the Seventh Circuit Court of Davidson County, Tennessee, Probate Division, Docket No. 16P-831, has this day bargained and sold, and do hereby transfer and convey unto Robin Wald, 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 3405 New Towne Road, Antioch, TN 37013.

And now **Peggy D. Mathes, Administrator of the Estate of James L. Caughorn**, 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 Robin Wald, 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 30th day of June, 2017.

Estate of James L. Caughorn

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 James L. Caughorn** , pursuant to an order of the Seventh Circuit Court of Davidson County, Tennessee, Probate Division, Docket No. 16P-831, 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 30th day of June, 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.: 2017-033

Being Lot No. 211 on the plan of Towne Village of The Country, Section 3, of record in Book 5200, pages 268 and 269, 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 James L. Caughorn, unmarried by deed from Secretary of Housing and Urban Development dated 11/20/89, of record in Book 7989, page 477, Register's Office for Davidson County, Tennessee. James L. Caughorn, a/k/a James Leonard Caughorn, died on 8/20/15, testate. The heirs of the Estate of James Leonard Caughorn declined to serve as Administrators, Peggy D. Mathes was appoint as the Public Administrator of the Estate by order of the Seventh Circuit Court of Davidson County, Tennessee, Probate Division, Docket #16P-831, further the Court Ordered and Approved the Administrator to sale said property

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 5200, pages 268 and 269; and to the restrictive covenants as set out in Book 5289, page 687, Book 5456, page 611, and Book 5635, page 545, said Register's Office.

This property is being sold as is.