BILL GARRETT, Davidson County
Trans:T20170064665 DEEDWARR
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Fees:23.00 Taxes:370.00
20170727-0076342

Prepared By and Returnable to:
Karen A. Fentress,
Civil Process Counsel,
Davidson County Sheriff's Office
710 South 5th Street
Nashville, TN
37206

Address New Owner(s):	Send Tax Bills To:	Map and Parcel Nos.:
Estate of David Daniel Norris, Peggy Mathes, Administrator 20 Academy Place Nashville, TN 37210	**Estate of David Daniel Norris, Peggy Mathes, Administrator 20 Academy Place Nashville, TN 37210**	**1500060000800**

SHERIFF'S DEED

This instrument is made and entered into on this 22nd day of June, 2017, by and between Daron Hall, Sheriff of Davidson County, Nashville, Tennessee (the Grantor), and Estate of David Daniel Norris, Peggy Mathes, Administrator (the Grantee), and

WHEREAS, in the case of *Estate of David Daniel Norris, Peggy Mathes, Administrator, Plaintiff, vs. David Daniel Norris II, Defendant*, Seventh Circuit Court, Probate Division, Davidson County, Tennessee, Docket No. **12P-300**, Estate of David Daniel Norris, Peggy Mathes, Administrator, Plaintiff, was awarded judgment against David Daniel Norris II, Defendant in the amount of $310,879.06 with prejudgment interest at a rate of 5.25% for a total judgment awarded against David Daniel Norris II in the amount of $354,768.75, which judgment was entered by the Seventh Circuit Court, Probate Division, Davidson County, Tennessee on March 22, 2015 (the "Judgment"); and

WHEREAS, by *Order Directing the Davidson County Sheriff's Department to Conduct an Execution of Sale of Real Property Located in Davidson County, Tennessee* (the "Order") entered on February 24, 2017, and by levy issued on March 10, 2017, the Seventh Circuit Court, Probate Division, Davidson County, Tennessee issued execution and the Grantor accordingly levied on the property described herein by timely service of the execution pursuant to Tenn. Code Ann. § 26-5-103 and pursuant to a Notice of Sheriff's Sale dated March 16, 2017, and filed April 4, 2017 in the Seventh Circuit Court, Probate Division Davidson County, Tennessee; and

WHEREAS, Grantor and Counsel for the Estate of David Daniel Norris scheduled a sale of the property described herein on April 27, 2017;
and

WHEREAS, Counsel for the Estate of Daniel Norris caused a notice of sale to be published in The Nashville Ledger, a newspaper of general circulation in Davidson County, Tennessee, that

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the property described herein would be sold at 1:30 P.M. on April 27, 2017 at the south front entrance of the Metro Historic Courthouse, One Public Square, Nashville, Tennessee 37201, such advertisement appearing in said newspaper on the dates of April 7, 2017; April 14, 2017; and April 21, 2017 in compliance with Tenn. Code Ann. § 26-5-101, and proper Notice of Sale was sent via U.S. mail to all interested parties; and

WHEREAS, given that the Defendant, David Daniel Norris II occupied the property at the time the levy was executed on March 23, 2017, the Grantor attempted personal service of Notice of the Sale on the following dates in compliance with Tenn. Code Ann. § 26-5-103: March 23, 2017; March 31, 2017; and April 3, 2017; a copy of the Notice of Sale describing the property herein along with the date, time, and place of the sale was posted on the door to the residence on March 23, 2017; and

WHEREAS, pursuant to the terms set forth in the Order dated February 24, 2017, and the notice of sale dated March 16, 2017; the undersigned, at the time, place and date specified in said notice offered the real property for sale, On April 27, 2017, and after opening the floor for competitive bids sold the real property to the Grantee at the price of One-Hundred Thousand 00/100 Dollars ($100,000.00), this being the highest, best, and last bid, and which bid and sale price on terms of credit has been affirmatively approved and confirmed by the Order Confirming Sheriff's Sale of Real Property entered on May 26, 2017, by the Seventh Circuit Court, Probate Division, of Davidson County, Tennessee, (the "Order"). A copy of this order is attached as Exhibit A to this Deed; and

WHEREAS, Pursuant to the Order directing the Sale of Real Property entered February 24, 2017 the Grantee was expressly allowed to enter a credit bid with the amount of said bid credited toward the Judgment;

NOW, THEREFORE, in consideration of the sum of One-Hundred Thousand 00/100 Dollars ($100,000.00), credited toward the Judgment owed by David Daniel Norris II, Grantor has this day bargained and sold and, by the premises, does transfer and convey to the Grantee, his heirs and representatives, all right, title and interest that David Daniel Norris II has in and to the property located in Davidson County, Tennessee, and described as follows:

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Estate of David Daniel Norris, **Peggy Mathes, Administrator** **20 Academy Place** **Nashville, TN 37210**	**Estate of David Daniel Norris,** **Peggy Mathes, Administrator** **20 Academy Place** **Nashville, TN 37210**	**1500060000800**

Legal Description: The real property is described as Land in Davidson County, Tennessee, Being: Lot No. 253 on the Plan of Cherry Hills, Section 8, of record in Plat Book 4661, Page 50, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete and accurate description.

BEING the same property conveyed to David Daniel Norris II by Warranty Deed from Kimberly Caster, a single woman, of record at Instrument No. 20120713-0061644, Register's Office for Davidson County, Tennessee, Map/Parcel Number 1500060000800.

Street Address: The street address of the property is believed to be *2940 Brantley Drive, Antioch, Davidson County, Tennessee 37013*, but such address is not part of the recorded legal description of the property.

In the event of a dispute, the legal description of the property herein shall control; furthermore the Grantor makes no warranty or representation of the accuracy of the legal description of said real property described herein.

To have and to hold the said tract or parcel of land with the appurtenances, estate, title, and interest thereto belonging to the Buyer, the Estate of David Daniel Norris, his heirs, successors and assigns forever, free from redemption rights, and equity of redemption of the judgment debtor, but that the title of the purchaser shall be absolute, as provided by Tenn. Code Ann. § 66-8-101(2) and as otherwise provided in the Order.

Said sale is subject to all easements, restrictions, and encumbrances that may take priority over the execution and levy upon which the sale was conducted.

WITNESS my hand this 22 day of June, 2017.

Daron Hall, Davidson County Sheriff

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Shirley D. Bean, a Notary Public of this county, Sheriff Daron Hall, Sheriff of Davidson County, Tennessee and not Individually the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office this 22 day of June, 2017.

SHIRLEY D. BEAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Shirley D. Bean
NOTARY PUBLIC

My Commission Expires: May 03, 2021

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $100,000.00.

AFFIANT

Subscribed and sworn before me on this 22 day of June, 2017.

SHIRLEY D. BEAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Shirley D. Bean
NOTARY PUBLIC

My Commission Expires: May 03, 2021