File Box 246

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

Bill Garrett Davidson County
Batch# 1092 DEEDWARRSP
09/15/2017 08:22:43 AM 3 pgs
Fees: $18.00 Taxes: $568.32
20170915-0094326

ADDRESS NEW OWNER:
Sammy Said
7060 Red Apple Road
Antioch, TN 37013

SEND TAX BILL:
Sammy Said
7060 Red Apple Road
Antioch, TN 37013

MAP AND PARCEL:
150090A02900CO

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual value or consideration, whichever is greater, for this transfer is $ 153,600.00.

AFFIANT

Subscribed and sworn to before me this 12th day of September, 2017.

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 Sarah Annette Hamlett A/K/A SARAH A. COVINGTON,** pursuant to an order of the Seventh Circuit Court of Davidson County, Tennessee, Probate Division, Docket No. 17P-251, has this day bargained and sold, and do hereby transfer and convey unto **Sammy Said and Hany A. Awad, as joint tenant**, 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 as 3317 Calais Circle, Antioch, TN 37013 .

And now **Peggy D. Mathes, Administrator of the Estate of Sarah Annette Hamlett A/K/A SARAH A. COVINGTON,**. 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 **Sammy Said Said and Hany A. Awad, as joint tenant**, their, 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 12th day of September, 2017.

Estate of Sarah Annette Hamlett
A/K/A SARAH A. COVINGTON

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 Sarah Annette Hamlett A/K/A SARAH A. COVINGTON,** pursuant to an order of the Seventh Circuit Court of Davidson County, Tennessee, Probate Division, Docket No. 17P-251, 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 12th day of September, 2017.

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.: 2017-054

Being Lot No. 183 on the plan of Forest View Park, Section VII of record in Book 6900, page 162, 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 Sarah A. Covington, an unmarried person, by deed from Mildred L. Holmes, married and joined by John C. Holmes, Jr., dated 12/23/03, of record in Instr. No. 20040102-0000315, Register's Office for Davidson County, Tennessee. Sarah A. Covington a/k/a Sarah A. Hamlett or Sarah Annette Hamlett died on 1/20/17. Pursuant to an Order of the Seventh Circuit Court of Davidson County, Tennessee, Probate Division, Docket No. 17P-251 declared her estate insolvent and that the real property to be brought into the estate and sold at public auction by Peggy D. Mathes, Administrator for the Estate of Sarah Annette Hamlett.

This conveyance is subject to 2017 taxes, prorated and assumed by the Grantee(s); Subject to all matters as set out on the plan of record in Book 6900, page 162; Declaration of Covenants, Conditions, and Restrictions as set out in Book 7079, page 472, By-laws in Book 7079, page 492, amended i Book 7235, page 411, said Register's Office. Quitclaim Deed -Open Space Forest View Park, Section VII of record in Book 8083, page 807, said Register's Office. Grant of Transmission Line Easement as set out in Instr. No. 20020911-0110966, said Register's Office. Subject to the assessment of homeowners association fees, if any.
This property is being sold as is.