File Bag 24B

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# 4830 DEEDWARRSP
09/26/2017 09:53:21 AM 3 pgs
Fees: $18.00 Taxes: $703.00
20170926-0098319

ADDRESS NEW OWNER:
Maria Dongas
6341 Wildwood Drive
Brentwood, TN 37027

SEND TAX BILL:
Maria Dongas
6341 Wildwood Drive
Brentwood, TN 37027

MAP AND PARCEL:
142050D05300Co

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual value or consideration, whichever is greater, for this transfer is $ 190,000.00.

AFFIANT

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

NOTARY PUBLIC

My Commission Expires: 10/12/19

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

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 Alma June Pulliam,** pursuant to an order of the Seventh Circuit Court of Davidson County, Tennessee, Probate Division, Docket No. 16P-949, has this day bargained and sold, and do hereby transfer and convey unto **Maria Dongas**, married, her 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 979 Todd Preis Drive, Nashville, TN 37221.

And now **Peggy D. Mathes, Administrator of the Estate of Alma June Pulliam,**. 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 **Maria Dongas**, married, her 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 22nd day of September, 2017.

Estate of Alma June Pulliam
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 Alma June Pulliam,** pursuant to an order of the Seventh Circuit Court of Davidson County, Tennessee, Probate Division, Docket No. 16P-949, 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 22nd day of September, 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.: 2017-057

Unit No. L-405, together with the Carport designated No. L-405-C, in River Plantation, Phase One, Section Four, A condominium, a Horizontal Proerty Regime, located on Todd Preis Drive, Nashville, Davidson County, Tennessee, as shown on the plat of River Plantation, Section Four, Condominium apartments, record in Book 4860, pages 17, 18 and 19, Register's Office for Davidson County, Tennessee, and described in a Master Deed of record in Book 4892, page 404, amended in Book 4956, page 756, said Register's Office, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the property, apartments, co-owners, and tenants of said condominium apartments contained in the Master Deed ad the By-Laws appended thereto, recorded in Book 4892, page 456, as amended in Instr. 20050128-0010626, said Register's Office for Davidson County, Tennessee, are incorporated in this deed by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Clarence Ardmore Pulliam and wife, Alma June Pulliam by deed from Harold James Baird, IV, unmarried, and Beth C. Baird, now known as Beth Corley, unmarried, dated 7/17/06, of record in Instr. No. 20060719-0086965 , Register's Office for Davidson County, Tennessee. Clarence Ardmore Pulliam died on 8/25/07, vesting property in Alma June Pulliam as surviving spouse. Alma June Pulliam died on 2/19/16. Pursuant to an Order of the Seventh Circuit Court of Davidson County, Tennessee, Probate Division, Docket No. 16P-949, declared Alam June Pulliam's Estate insolvent and ordered this property to be brought into the Estate and sold at Public Auction by Peggy D. Mathes, as Administrator for the Estate.

This conveyance is subject to 2017 taxes, prorated and assumed by the Grantee; the plat of record; the Master Deed and By-Laws of River Plantation, Phase One, Section Four, as set out above.
This property is being sold as is.