File Box 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# 30056 **DEEDWARRSP**
11/27/2017 03:28:08 PM 3 pgs
Fees: $18.00 Taxes: $714.10
20171127-0120831

ADDRESS NEW OWNER:
Flippin Ventures, LLC
1405 Birdsall Street
Old Hickory, TN 37138

SEND TAX BILL:
Flippin Ventures, LLC
1405 Birdsall Street
Old Hickory, TN 37138

MAP AND PARCEL:
04415034800

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual value or consideration, whichever is greater, for this transfer is $ 193,000.00.

AFFIANT

Subscribed and sworn to before me this 17th day of November, 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 Phyllis C. Martin,** pursuant to an order of the Seventh Circuit Court of Davidson County, Tennessee, Probate Division, Docket No. 17P-507, has this day bargained and sold, and do hereby transfer and convey unto **Flippin Ventures, LLC, a Tennessee limited liability company**, 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 1002 Birdsall Street, Old Hickory, TN 37138.

And now **Peggy D. Mathes, Administrator of the Estate of Phyllis C. Martin,**. 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 **Flippin Ventures, LLC, a Tennessee limited liability company**, 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 17th day of November, 2017.

Estate of Phyllis C. Martin

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 Phyllis C. Martin,** pursuant to an order of the Seventh Circuit Court of Davidson County, Tennessee, Probate Division, Docket No. 17P-507 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 17th day of November, 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.: 2017-066

Being Lot No. 43 on the plan of Village of Old Hickory of record in Book 1424, page 67, 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 E Martin and wife, Phyllis C. Martin by deed from Leroy Downs, Jr. and John C. Hess, as Co-Executors of the Estate of Lurene D. Vaughn dated 3/13/84, of record in Book 6259, page 236, Register's Office for Davidson County, Tennessee. James E. Martin died on 7/15/02, vesting property in Phyllis C. Martin as surviving spouse. Phyllis C. Martin died on 9/23/15. Pursuant to an Order in the Seventh Circuit Court of Davidson County, Tennessee, Probate Division, Docket No. 17-507, declared Phyllis C. Martin's Estate insolvent and order Peggy D. Mathes as Administrator for the Estate to sale the property at public auction.

This conveyance is subject to 2017 taxes, paid, prorated and assumed by the Grantee; all matters as set out on the plan of record; to any and all easements and/or restrictions related to the property.

This property is being sold as is.