Bill Garrett Davidson County
Batch# 38968 DEEDQC
12/18/2017 03:37:42 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20171218-0128876

This instrument prepared by:
Paul W. Moser, BPR No. 022205
5505 Edmondson Pike, Suite 11
Nashville, Tennessee 37211
(615) 662-3697

THIS INSTRUMENT DOES NOT CONSTITUTE A WARRANTY OF TITLE, COVENANTS, DESCRIPTIONS OR ANY OTHER INFORMATION CONTAINED HEREIN.

Grantee(s): Peggy J. Nease
Send tax notice to: 14585 Old Hickory Boulevard, Antioch, Tennessee 37013
Map Parcel Number: 119 16 0 035 00

ADMINISTRATOR'S DEED

In order to provide muniment of title and for other valuable consideration received, the receipt of which is hereby acknowledged, I, Peggy J. Nease, Administrator for the estate of Albertine C. Singer Tucker, Davidson County Probate Docket Number 17P-1878, pursuant to LETTERS OF ADMINISTRATION, issued on November 30, 2017 and recorded in THE OFFICE OF THE PROBATE CLERK in Davidson County, Tennessee, and in order to carry out the provisions of the laws of Descent and Distribution, for and on behalf of the estate, for the purpose of serving as a muniment of title and further evidencing the divestiture of title in and to the premises hereinafter described from the aforesaid estate, or any person or entity claiming by, under, or through the title of Albertine C. Singer Tucker do hereby devise, release, grant, bargain, sell, convey and forever quitclaim to Peggy J. Nease, individually and her heirs and assigns forever, the real property located in Davidson County, Tennessee, to wit:

Being Lot No. 131 on the Plan of Battlewood, Section II, as of record in Book 1835, pages 95 and 96, Register's Office for Davidson County, Tennessee.

Said Lot No. 131 fronts 135.5 feet on the easterly side of Wildview Drive and runs back between lines measuring 199.98 feet on the northerly line and 198.72 feet on the southerly line to a dead line measuring 100 feet thereon.

Being part of the same property conveyed to Woodbine Homes, Inc. by deed from Brookside Heights, Inc. of record in Book 1848, page 373, said Register's Office.

Subject to restrictive covenants of record in Book 1494, page 513, Book 2022, page 400 and plan of record in Book 1835, pages 95 and 96, Register's Office for Davidson County, Tennessee.

The previous and last instrument and prior title is a deed recorded in **BOOK 2137, PAGE 509** in the Register's Office in Davidson County, Tennessee. No survey, no title examination, and no title insurance has been made or acquired for this transfer.

WITNESS my hand on this 4th day of December 2017.

Estate of Albertine C. Singer Tucker, Deceased
Docket N^{0}. 17P-1878 Davidson County
Probate Court

JENNA FECI STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

BY: Peggy J. Nease
Peggy J. Nease, Administrator

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 4th day of December 2017, before me, Jenna Feci, Notary Public at Large in and for The State of Tennessee, personally appeared Peggy J. Nease with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument as her free act and deed and for the purposes therein contained.

My Commission Expires 10-7-19.

Notary Public at Large

OATH OF ACTUAL CONSIDERATION PURSUANT TO T.C.A. 67-4-409(a)(4)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, hereby offering this instrument for recording within the meaning of the statutes of the State of Tennessee, under Tennessee Code Annotated Section 67-4-409(a)(4), hereby swear or affirm that the actual consideration for this transfer is $-0-.

Peggy J. Nease
Peggy J. Nease, Affiant

Sworn to and subscribed before me this 4 day of December, 20 17.

My Commission Expires 10-7-19.

Notary Public at Large

JENNA FECI STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

[Form 130, Rev. 2001.10.24]