Bill Garrett Davidson County
Batch# 64034 DEEDWARR
03/01/2018 12:18:30 PM 2 pgs
Fees: $13.00 Taxes: $619.75
20180301-0019348

WARRANTY DEED

DEE FILES KENNEDY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

State of Tennessee)
County of Davidson)

31297

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $167,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 28th day of February, 2018

Notary Public

My Commission Expires: 07/2[illegible]/18 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

ORTALEKELLEY LAW FIRM

330 Commerce Street, Ste. 110, Nashville, TN 37201

ADDRESS FOR NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL-NUMBERS
WAYNE ENTERPRISES, G.P.	"NEW OWNER"	071-08-0
(NAME) 618 Church Street, Ste. 220	(NAME)	149.00
(ADDRESS) Nashville, TN 37203	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **KERRY CURLE, ADMINISTRATOR OF THE ESTATE OF REBECCA ANN PENA**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **WAYNE ENTERPRISES, G.P., A TENNESSEE GENERAL PARTNERSHIP**, hereinafter called the Grantee(s), its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee being Lot No. 127 on the Plan of Patio Joywood Heights, Section I, as of record in Book 1130, Page 91, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING all the same property conveyed to ERNIE C. PENA ET UX, REBECCA ANN PENA, by Deed from JAMES ANTHONY ROBERTS ET UX, MARGIE NORMAN ROBERTS, of record in Book 5080, Page 826, Register's Office for Davidson County, Tennessee. Subsequently, Ernie C. Pena having died February 7, 1995 and Rebecca Ann Pena was then vested with title by operation of law. Rebecca Ann Pena died intestate April 4, 2017 and title having vested in her heirs-at-law, Kerry Curle and Nancy Binkley. The estate was then declared insolvent pursuant to T.C.A. §30-2-401 et seq. and the real property brought in the estate pursuant to Order dated December 14,2017 to pay claims No. 17P-1163, Seventh Circuit Court (Probate Division) for Davidson County, Tennessee. Kerry Curle, Administrator for the estate, was authorized to convey said property without joinder of the heirs-at-law by order entered February 2, 2018, in said Court.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

BEING property known as: **513 Norton Avenue, Nashville, TN, 37207.**

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title ar interest thereto belonging to the said GRANTEES, their successors and assigns, forever; and we do covena with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a goo right to convey it, and the same is unencumbered unless otherwise herein set out; and we do further covena and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to tl said GRANTEES, their successors and assigns, against the lawful claims of all persons whomsoever. Wherev used, the singular number shall include the plural, the plural the singular, and the use of any gender shall l applicable to all genders.

WITNESS WHEREOF, my hand, this 28th day of February, 2018.

KERRY CURLE, ADMINISTRATOR OF THE ESTATE OF REBECCA ANN PENA

By: Kerry Curle
KERRY CURLE, ADMINISTRATOR

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the withi named **KERRY CURLE, ADMINISTRATOR OF THE ESTATE OF REBECCA ANN PENA,** th bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, an who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 28th day of February, 2018.

My Commission Expires: 07/29/18

Notary Public

SCOTT D. WEISS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

I, the undersigned, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendere for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Danielle Williams
~~Scott D. Weiss~~ Danielle Williams

DEBRA ELLEN KENNEDY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned, a Notary Public for this county and state, Danielle Williams ~~Scott D. Weiss~~ who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 07/29/18

Notary Public