Bill Garrett Davidson County
Batch# 119416 DEEDWARR
07/23/2018 04:02:08 PM 2 pgs
Fees: $13.00 Taxes: $695.60
20180723-0071765

This Instrument Prepared By:
Rudy Title and Escrow
2012 21st Avenue South
Nashville, TN 37212

Return To:
Rudy Title and Escrow
2012 21st Avenue South
Nashville, TN 37212

Administrator's Deed

ADDRESS OF NEW OWNER:	**SEND TAX BILLS TO:**	**MAP/PARCEL NO:**
Lanny Mooneyham	NEW OWNER	053-03-0-218.00
1311 Overton Street		
Old Hickory, TN 37138		

For good and valuable consideration received, **Peggy D. Mathes, Administrator of the Estate of Anne L. Hayes,** by these presents does transfer and convey by Order of the Probate Court of Davidson County, Tennessee, being **Docket No. 17P-1893** unto the Grantee, **Lanny Mooneyham**, all of the right, title and interest in and to that certain tract or parcel of land in Davidson County, Tennessee, belonging to **Anne L. Hayes,** described as follows:

Land in Davidson County, Tennessee, being Lot No. 142 on the Plan of Section "B", Village of Old Hickory of record in Plat Book 1424, Page 67, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Anne L. Hayes, a widow by Warranty Deed from Elizabeth C. Sinness, a widow of record in Book 5196, page 503, Register's Office for Davidson County, Tennessee, dated May 17, 1977 and recorded on September 14, 1977. The said Anne L. Hayes having since died on April 10, 2016, and her estate was admitted to Probate in the Seventh Circuit Court for Davidson County, Tennessee, under docket No. 17P-1893.

This conveyance is subject to:
a) property taxes, which have been prorated and assumed by the grantee (s) herein;
b) Instruments of record as restrictions, dedications, conditions, reservations, easements and other matters as recorded in plat(s) book 1424, page 67, said Register's Office.;
c) any and all existing easements and restrictions as shown of record and/or not stated herein.

This is improved property known as 1311 Overton Street, Old Hickory, TN 37138.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, her heirs and assigns forever. And the Grantor covenants with the Grantee that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that same is unencumbered except as stated above. And the Grantor does further covenant and bind herself as Administrator of the **Estate of Anne L. Hayes,** its heirs and assigns, to warrant and forever defend the title to said land to the Grantee, her heirs and assigns, against the lawful claims of all persons whomsoever.

Witness my hand this 20th day of July, 2018.

Peggy D. Mathes, Administrator

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 20th day of July, 2018, before me personally appeared, **Peggy D. Mathes**, Administrator of the **Estate of Anne L. Hayes** to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the forgoing instrument on behalf of the **Estate of Anne L. Hayes**, and acknowledged that she executed the same as her free act and deed and for the purposes described herein.

Witness my hand and official seal, at the office, this 20th day of July, 2018.

My commission expires: 1/3/22

Notary Public

LAURA MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $188,000.00.

Affiant

Subscribed and sworn to before me this 20th day of July, 2018.

Notary Public

My Commission Expires: 1/3/22

LAURA MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY