Bill Garrett Davidson County
Batch# 122419 DEEDWARR
07/30/2018 03:32:04 PM 2 pgs
Fees: $13.00 Taxes: $569.80
20180730-0074276

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:
John C. Hobbs 2607 Crump Drive Nashville, TN 37214	NEW OWNER	062-02-0A-138.00

For good and valuable consideration received, **Peggy D. Mathes, Administrator of the Estate of Ronald E. Cleveland, Jr.,** by these presents does transfer and convey by Order of the Probate Court of Davidson County, Tennessee, being **Docket No. 18P-524** unto the Grantee, **John C. Hobbs**, all of the right, title and interest in and to that certain tract or parcel of land in Davidson County, Tennessee, belonging to **Ronald E. Cleveland, Jr.,** described as follows:

Land in Davidson County, Tennessee, being Lot No. 138 on the Plan of River Trace Estates, Phase I, Section II of record in Plat Book 6900, Page 158 and 159, 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 Ronald E. Cleveland, Jr., a single person by Warranty Deed from Marion A. Howard, an unmarried man of record in Instrument No. 20100430-0032965 Register's Office for Davidson County, Tennessee, dated April 26, 2010 and recorded on April 30, 2010. The said Ronald E. Cleveland, Jr. having since died on March 4, 2018, and his estate was admitted to Probate in the Seventh Circuit Court for Davidson County, Tennessee, under Docket No. 18P-524.

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 6900, Page 158 and 159; Book 6851, Page 370; Book 6851, Page 363; Book 7907, Page 168; Book 1163, Page 341; Book 3959, Page 591; Book 7097, Page 135; Book 7030, Page 798; Book 7097, Page 140; and Book 7097, Page 149, 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 2836 Steamboat Drive, Nashville, TN 37214.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, his 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 Ronald E. Cleveland, Jr.,** its heirs and assigns, to warrant and forever defend the title to said land to the Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

Witness my hand this 23RD day of July, 2018.

Peggy D Mathes, Adm
Peggy D. Mathes, Administrator

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 24th day of July, 2018, before me personally appeared, **Peggy D. Mathes**, Administrator of the **Estate of Ronald E. Cleveland, Jr.** 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 Ronald E. Cleveland, Jr.**, 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 24th day of July, 2018.

My commission expires: 01-06-2020 Jordan V. Myers
Notary Public

JORDAN T MYERS
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 $154,000.00.

Jordan V Myers
Affiant

Subscribed and sworn to before me this 24th day of July, 2018.

Stephanie Dome
Notary Public

My Commission Expires:

STEPHANIE DOME
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-05-2021