Bill Garrett Davidson County
Batch# 135384 DEEDWARR
08/31/2018 08:32:13 AM 2 pgs
Fees: $13.00 Taxes: $666.00
20180831-0086345

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:
Robert H. Scales 2612 Jones Avenue Nashville, TN 37207	NEW OWNER	071-04-0-068.00

For good and valuable consideration received, **Peggy D. Mathes, Administrator of the Estate of Willie Mae Lee,** by these presents does transfer and convey by Order of the Probate Court of Davidson County, Tennessee, being **Docket No. 18P-1153** unto the Grantee, **Robert H. Scales, single,** all of the right, title and interest in and to that certain tract or parcel of land in Davidson County, Tennessee, belonging to **Willie Mae Lee,** described as follows:

Land in Davidson County, Tennessee, being Lot No. 327 on the Plan of Final Plan of Joywood Heights, Section II of record in Plat Book 1130, Page 92, 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 Willie Mae Lee by Warranty Deed from Egidio W. Fallati and wife, Beverly Howlett Fallati of record in Book 9347, page 296, Register's Office for Davidson County, Tennessee, dated May 16, 1994 and recorded on May 17, 1994. The said Willie Mae Lee having since died on March 12, 2018, and her estate was admitted to Probate in the Seventh Circuit Court for Davidson County, Tennessee, under docket No. 18P-1153.

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 1130, page 92, 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 2612 Jones Avenue, Nashville, TN 37207.

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 Willie Mae Lee,** 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 27th day of August, 2018.

Estate of Willie Mae Lee

Peggy D. Mathes, Adm

Peggy D. Mathes, Administrator

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 27th day of August, 2018, before me personally appeared, **Peggy D. Mathes**, Administrator of the **Estate of Willie Mae Lee** 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 Willie Mae Lee**, 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 27th day of August, 2018.

My commission expires:
9/20/19

Notary Public

NATHAN KEITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $180,000.00.

Affiant

Subscribed and sworn to before me this 27th day of August, 2018.

Notary Public

My Commission Expires:
8/20/19

NATHAN KEITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019