File Box 9

Karen Y Johnson Davidson County
Batch# 136677 DEEDWARR
09/04/2018 02:22:37 PM 2 pgs
Fees: $13.00 Taxes: $2,590.00
20180904-0087400

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:
Anthony Curtis	SunTrust Bank	93-4-110.00
601 South 9th Street	PO Box 79041	
Nashville, TN 37206	Baltimore, MD 21279-0041	

For good and valuable consideration received, **Peggy D. Mathes, Administrator of the Estate of Wolfgang Blair,** by these presents does transfer and convey by Order of the Probate Court of Davidson County, Tennessee, being **Docket No. 18P-187,** unto the Grantee, **Anthony Curtis and wife, Jennifer A. Halverson,** all of the right, title and interest in and to that certain tract or parcel of land in Davidson County, Tennessee, belonging to **Estate of Wolfgang Blair,** described as follows:

Land in Davidson County, Tennessee, being Lot No. 29 on the Plan of Shelby Hills Subdivision, of record in Plat Book 3600, Page 17, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Stephanie Marie Jackson and Wolfgang Blair, wife and husband, by Warranty Deed from Roger D. Tucker, recorded February 28, 2017 in Instrument No. 20170228-0019602, Register's Office for Davidson County, Tennessee. The said Stephanie Marie Jackson having predeceased Wolfgang Blair, leaving him as the surviving tenant by the entirety. The said Wolfgang Blair having since died on November 16, 2017, and his estate was admitted to Probate in the Seventh Circuit Court for Davidson County, Tennessee, under Docket No. 18P-187.

This conveyance is subject to:
a) property taxes, which have been prorated and assumed by the grantee (s) herein;
b) any and all existing easements and restrictions as shown of record and/or not stated herein.

This is improved property known as 601 South 9th Street, Nashville, TN 37206.

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 Estate of Wolfgang Blair,** 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 30th day of August, 2018.

Estate of Wolfgang Blair

Peggy D Mathes, Adm

Peggy D. Mathes, Administrator

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 30th day of August, 2018, before me personally appeared, **Peggy D. Mathes**, Administrator of the **Estate of Estate of Wolfgang Blair** 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 Estate of Wolfgang Blair,** 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 30th day of August, 2018.

My commission expires:
8/20/19

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 $700,000.00.

Affiant

Subscribed and sworn to before me this 30th 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