Prepared by:
Record and Return to:
Chapman and Rosenthal Title, Inc
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

Karen Y Johnson Davidson County
Batch# 146671 DEEDWARR
10/01/2018 08:59:03 AM 2 pgs
Fees: $13.00 Taxes: $2,571.50
20181001-0096708

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:
Matthew A. Perkins and Laura T. Perkins 414 Lynnwood Boulevard Nashville, TN 37205	NEW OWNER	116-15-0-087.00

For good and valuable consideration received, **Peggy D. Mathes, Administrator of the Estate of Dorothy Burgess DeMontbreun,** by these presents does transfer and convey by Order of the Probate Court of Davidson County, Tennessee, being **Docket No. 16P-1961** unto the Grantee, **Matthew A. Perkins and Laura T. Perkins, husband and wife**, all of the right, title and interest in and to that certain tract or parcel of land in Davidson County, Tennessee, belonging to **Dorothy Burgess DeMontbreun,** described as follows:

Land in Davidson County, Tennessee, being the northerly 111 feet of the southerly 123 feet of Lot No. 99 on the Plan of part of Royal Oaks Land Company's Subdivision of the Baker Tract of record in Plat Book 421, Page 102 and 103, in the Register's Office for Davidson County, Tennessee.

Said part of Lot No. 99 fronts 111 feet on the easterly side of Lynwood Boulevard and runs back between parallel lines 400 feet, more or less, to a dead line.

Being the same property conveyed to James A. DeMontbreun, Jr. and wife, Dorothy Burgess DeMontbreun by Warranty Deed from Earl E. Roach and wife, Ruth M. Roach of record in Book 3372, page 537, Register's Office for Davidson County, Tennessee, dated April 11, 1962 and recorded on April 23, 1962. James A. DeMontbreun having since died predeceasing his wife, Dorothy Burgess DeMontbreun. Dorothy Burgess DeMontbreun having since died on October 20, 2014 and her estate was admitted to Probate in the Seventh Circuit Court for Davidson County, Tennessee, under docket No. 16P-1961.

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 421, page 102 and 103; Book 1160, page 339, 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 414 Lynnwood Boulevard, Nashville, TN 37205.

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 Dorothy Burgess DeMontbreun,** 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 September, 2018.

Estate of Dorothy Burgess DeMontbreun

Peggy D. Mathes, Adm

Peggy D. Mathes, Administrator

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 27th day of September, 2018, before me personally appeared, **Peggy D. Mathes**, Administrator of the **Estate of Dorothy Burgess DeMontbreun** 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 Dorothy Burgess DeMontbreun**, 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 September, 2018.

My commission expires:

1-3-22

Notary Public

MARY FRANCES RUSSELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $695,000.00.

Janderson

Affiant

Subscribed and sworn to before me this 28 day of September, 2018.

VAnderson

Notary Public

My Commission Expires:

VIRGINIA ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES NOVEMBER 8, 2021