Karen Y Johnson Davidson County
Batch# 177963 DEEDWARR
12/26/2018 01:38:45 PM 2 pgs
Fees: $13.00 Taxes: $573.50
20181226-0125208

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 Stout and Yvonne Stout 3823 Crouch Drive Nashville, TN 37207	NEW OWNER	059-14-0-138.00

For good and valuable consideration received, **Peggy D. Mathes, Administrator of the Estate of Emma Jean H. Summers,** by these presents does transfer and convey by Order of the Probate Court of Davidson County, Tennessee, being **Docket No. 18P-434** unto the Grantee, **Robert Stout and Yvonne Stout, 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 **Emma Jean H. Summers,** described as follows:

Land in Davidson County, Tennessee, being Lot No. 77 on the Plan of Haynes Manor, Section 1 of record in Book 3600, Page 85, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 77 fronts 65 feet on the southwesterly margin of Crouch Drive and extends back 132.5 feet between parallel lines.

Being the same property conveyed to Clarence M. Summers, and wife, Emma Jean H. Summers by Warranty Deed from Cumberland Builders, Inc. of record in Book 4081, Page 161, Register's Office for Davidson County, Tennessee, dated November 18, 1966 and recorded on November 29, 1966. Clarence M. Summers predeceased Emma Jean H. Summers, leaving her sole surviving tenant by the entirety. Emma Jean H. Summers died February 09, 2018, Last Will and Testament admitted to the Seventh Circuit Court Probate Division Davidson County, Tennessee, as Docket No. 18P-434.

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 Book 3600, Page 85; and Book 3829, Pages 720 as amended in Book 3840, Page 404, 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 3823 Crouch Drive, 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 Emma Jean H. Summers,** 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 December, 2018.

Peggy D. Mathes, Administrator

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 20th day of December, 2018, before me personally appeared, **Peggy D. Mathes**, Administrator of the **Estate of Emma Jean H. Summers** 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 Emma Jean H. Summers**, 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 December, 2018.

My commission expires:

Notary Public

HENRY MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-06-2022

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $155,000.00.

Affiant

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

Notary Public

My Commission Expires:

HENRY MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-06-2022