Return to: Bridgehouse
342 Cool Springs Blvd. Ste. 202
Franklin, TN 37067

Karen Johnson Davidson County
Batch# 189559 DEEDWARR
01/30/2019 08:55:46 AM 2 pgs
Fees: $13.00 Taxes: $397.75
20190130-0008727

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:
CLS Rental Properties, LLC 927 33rd Avenue N Nashville, TN 37209	NEW OWNER	092-05-0-123.00

For good and valuable consideration received, **Peggy D. Mathes, Administrator of the Estate of Columbus Lewis, Sr.,** by these presents does transfer and convey by Order of the Probate Court of Davidson County, Tennessee, being **Docket No. 04P-1123** unto the Grantee, **CLS Rental Properties, LLC**, all of the right, title and interest in and to that certain tract or parcel of land in Davidson County, Tennessee, belonging to **Columbus Lewis, Sr.,** described as follows:

Land situated in Davidson County, Tennessee, and being more particularly described as follows:

Beginning at a point on 33rd Avenue North 50 feet north of the northwest corner of 33rd Avenue North (Killarney Street) and Clare Avenue Northerly 50 feet to a point, thence westwardly 150 feet to an alley, thence with the eastwardly margin of said alley southerly 50 feet to a point, thence eastwardly between parallel lines 150 feet to the beginning; being part of the easterly half of Block 42 on the Map of Midway, as of record in Book 421, Page 11, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Columbus Lewis by Warranty Deed from Tom Lewis and wife, Frankie Lewis of record in Book 1383, page 578, Register's Office for Davidson County, Tennessee, dated April 25, 1946 and recorded on April 25, 1946.
The said Columbus Lewis, Sr. having since died on January 25, 2004, and his estate was admitted to Probate in the Seventh Circuit Court for Davidson County, Tennessee, under Docket No. 04P-1123. Further authorized to convey the subject property as noted in the Amended Order filed September 11, 2018.

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 11, 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 927 33rd Avenue N, Nashville, TN 37209.

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 Columbus Lewis, Sr.,** 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 28th day of January, 2019.

Peggy D. Mathes, Administrator

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 28th day of January, 2019, before me personally appeared, **Peggy D. Mathes**, Administrator of **Estate of Columbus Lewis, Sr.,** 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 Columbus Lewis, Sr.,** 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 28th day of January, 2019.

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 $107,500.00.

Affiant

Subscribed and sworn to before me this 28th day of day of January, 2019.

Notary Public

My Commission Expires:

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