Prepared By ~~& Return To:~~
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
MJ19-0033

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, ~~FOR THIS~~ TRANSFER IS $143,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 19th day of April, 2019

Notary Public

Commission Expires: _____

TAYLOR GRILLS TENNESSEE NOTARY PUBLIC My Comm Exp. 1/19/2022 COUNTY OF WILLIAMSON

Karen Johnson Davidson County
Batch# 221382 **DEEDWARR**
04/24/2019 10:32:09 AM 2 pgs
Fees: $13.00 Taxes: $530.95

20190424-0037605

Address of New Owner	Send Tax Bills To:	Map & Parcel
Taylor Made Contracting, LLC 2100 15th Avenue North Nashville, TN 37208	Taylor Made Contracting 116 B Archwood Dr Madison, TN 37115	081-07-0-042.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, TG ACP **Ronald E. Pillow, Administrator of The Estate of Labrone Roberts** HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Taylor Made Contracting, LLC, a Tennessee Limited Liability Company

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 39, on the Plan of Subdivision of Large Lots 21 and 30 Owen's Buena Vista Plan of record in Plat Book 57, Page 26, 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. 39 fronts 50 feet on the easterly side of 15th Avenue North, formerly Webster Street, and runs back between parallel lines, and with the northerly margin of Case Street, 148 feet to an alley.

Being the same property conveyed to LeBrone Roberts, an unmarried person by Warranty deed from Rachel Williams of record in Book 9513, page 688, Register's Office for Davidson County, Tennessee, dated November 1, 1994 and recorded on November 7, 1994. The said LeBrone Roberts having died intestate February 7, 2018. Pursuant to Order on Petition for Letters of Administration (Docket No. 18P1494) In The Seventh Circuit Court for Davidson Count, Tennessee at Nashville; Probate Division, Ronald E. Pillow was appointed as Administrator of the Estate of LeBrone Roberts. By further Order On Petition To Sell Real Property To Pay Debts (Docket No. 18P1494) In The Seventh Circuit Court For Davidson County, Tennessee At Nashville; Probate Division, the said Ronald Pillow, as personal representative, was granted authorization to execute any documents necessary to divest all right, title and interest, legal and equitable, in subject property.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: J-PT-19-2160-14

This is improved property known as: 2100 15th Avenue North, Nashville, TN 37208

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we so covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 19th day of April, 2019.

Estate of LaBrone Roberts

By: Ronald E. Pillow

Ronald E. Pillow, Administrator

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned notary public, of the sate and county aforesaid, personally appeared **Ronald E. Pillow,** with whom I am personally acquainted, (or proven to me on the basis of satisfactory evidence), and who, upon oath acknowledged himself to be the **Executor** of **The Estate of LaBrone Roberts**, the within named bargainor, and that he as such **Executor**, as duly authorized, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 19th day of April, 2019.

Notary Public
My Commission Expires: _____

(Notary Seal)

TAYLOR GRILLS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 1/19/2022
COUNTY OF WILLIAMSON