This Instrument Prepared By:
Rudy Title and Escrow
2012 21st Avenue South
Nashville, TN 37212

Return To:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd, Ste 203A
Nashville, TN 37215

Karen Johnson Davidson County
Batch# 237712 DEEDWARR
06/03/2019 12:06:27 PM 2 pgs
Fees: $13.00 Taxes: $1,221.00
20190603-0052567

Administrator's Deed

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO:
Heather M. Hemmeger and Alexander Fredrick Dobbert 1325 5th Avenue N, Apt 14 Nashville, TN 37208	NEW OWNER	082-09-0W-014.00

For good and valuable consideration received, **Peggy D. Mathes, Administrator of the Estate of Suzanne Glasgow,** by these presents does transfer and convey by Order of the Probate Court of Davidson County, Tennessee, being **Docket No. 18P65** unto the Grantee, **Heather M. Hemmeger and Alexander Fredrick Dobbert, wife and husband**, all of the right, title and interest in and to that certain tract or parcel of land in Davidson County, Tennessee, belonging to **Suzanne Glasgow,** described as follows:

Land in Davidson County, Tennessee, being Unit No. 14 on the Plat of Germantown Commons Units attached as Exhibit "D" to the Declaration for Germantown Commons, a Condominium, of record in Instrument Number 20131029-0112391, as corrected by Scrivener's Affidavit of record in Instrument Number 20140117-0005032, and amended in Instrument Number 20141003-0092050, Register's Office for Davidson County, Tennessee, all to which reference is hereby made for a more particular description of said units, together with the with the undivided percentage interest in the common elements as set on Exhibit "E" to the aforementioned Declaration as to each unit.

Being the same property conveyed to Suzanne M. Glasgow by Warranty Deed from Germantown Commons of Tennessee LLC, a Tennessee limited liability company of record in Instrument No. 20150730-0075234 Register's Office for Davidson County, Tennessee, dated July 28, 2015 and recorded on July 30, 2015. Suzanne Glasgow died November 1, 2017. Per her Will probated at Docket No. 18P65 in the Probate Court for Davidson County, Tennessee, her heir is Charles A. Glasgow and Peggy Mathes was named the substitute Administrator of the Estate.

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 57, page 9, said Register's Office.; Declaration for Germantown Commons, a Condominium, of record in Instrument Number 20131029-0112391, as corrected by Scrivener's Affidavit of record in Instrument Number 20140117-0005032, and amended in Instrument Number 20141003-0092050, Register's Office; All matters shown on the Plat of Germantown Commons Units attached as Exhibit "D" to the Declaration for Germantown Commons, a Condominium, of record in Instrument Number 20131029-0112391, as corrected by Scrivener's Affidavit of record in Instrument Number 20140117-0005032, Register's Office; Charter of record in Instrument Number 20130829-0091490, in the Register's Office; Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument Number 20130412-0036630, in the Register's Office; Agreement for Dedication of Easement for the Purpose of Public Street Right-of Way of record in Instrument Number 20130906-0094197, in the Register's Office; Agreement for Dedication of Easement for the Purpose of Public Street Right-of Way of record in Instrument Number 20130906-0094198, in the Register's Office; Agreement for Dedication of Easement for the Purpose of Public Street Right-of Way of record in Instrument Number 20130906-0094199, in the Register's Office; Agreement for Dedication of Easement for the Purpose of Public Street

Right-of Way of record in Instrument Number 20130906-0094200, in the 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 1325 5th Avenue N Apt 14, 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 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 Suzanne Glasgow,** 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 24 day of May, 2019.

Estate of Suzanne Glasgow

Peggy D Mathes, Adm

Peggy D. Mathes, Administrator

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 24 day of May, 2019, before me personally appeared, **Peggy D. Mathes,** Administrator of the **Estate of Suzanne Glasgow** 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 Suzanne Glasgow**, 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 24 day of May, 2019.

My commission expires:

Notary Public

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $330,000.00.

Affiant

Subscribed and sworn to before me this 24th day of May, 2019.

Notary Public

My Commission Expires:

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 6, 2022