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

Karen Johnson Davidson County
Batch# 238991 DEEDWARR
06/05/2019 11:29:35 AM 2 pgs
Fees: $13.00 Taxes: $262.70
20190605-0053764

Administrator's Deed

ADDRESS OF NEW OWNER:
Ronald Gunn, Sr.
3849 Woodward Drive
Nashville, TN 37207

SEND TAX BILLS TO:
NEW OWNER

MAP/PARCEL NO:
059-11-0-119.00

For good and valuable consideration received, **Peggy D. Mathes, Administrator of the Estate of Ruther M. Hunter, as to a 50% interest,** by these presents does transfer and convey by Order of the Probate Court of Davidson County, Tennessee, being **Docket No. 18P-1453** unto the Grantee, **Ronald Gunn, Sr.**, all of the right, title and interest in and to that certain tract or parcel of land in Davidson County, Tennessee, belonging to **Ruther M. Hunter and Nola Mae Hunter,** described as follows:

Land in Davidson County, Tennessee, being Lot No. 408 on the Plan of Section 3, Haynes Manor of record in Plat Book 4175, Page 11, 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 408 fronts 75 feet on the Northwesterly side of Woodland Drive and extends back 135.0 feet between parallel lines to a dead line in the rear measuring 75 feet thereon.

Being the same property conveyed to Ruther Mae Hunter and Nola Mae Hunter by Quitclaim Deed from Nola Mae Hunter and Ruther Mae Hunter of record in Instrument No. 20071127-0137612 Register's Office for Davidson County, Tennessee, dated November 08, 2007 and recorded on November 27, 2007. Ruther Mae Hunter died January 1, 2018 and her estate was admitted to Probate in the Seventh Circuit Court for Davidson County, Tennessee, under Docket No 18P-1453. This instrument is being executed and recorded simultaneously with Warranty Deed from Nola Mae Hunter, as to her 50% interest.

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 4175, page 11, said Register's Office.; Book 4243, Page 869 and Book 4228 and Page 685, 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 3849 Woodward 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 Ruther M. Hunter,** 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 29 day of May, 2019.

Estate of Ruther M. Hunter

Peggy D Mathes, Adm.

Peggy D. Mathes, Administrator

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 29 day of May, 2019, before me personally appeared, **Peggy D. Mathes**, Administrator of the **Estate of Ruther M. Hunter** 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 Ruther M. Hunter**, 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 29 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 $71,000.00.

Affiant

Subscribed and sworn to before me this 29 day of May, 2019.

Notary Public

My Commission Expires:

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