Karen Johnson Davidson County
Batch# 257312 DEEDWARR
07/16/2019 09:16:44 AM 2 pgs
Fees: $13.00 Taxes: $629.00
20190716-0069250

This Instrument Prepared By:
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:
Ronald Gunn, Sr. 113 Drennen Lane La Vergne, TN 37086	NEW OWNER	082-03-0-181.00

For good and valuable consideration received, **Peggy D. Mathes, Administrator of the Estate of Birdie C. Gibson,** by these presents does transfer and convey by Order of the Probate Court of Davidson County, Tennessee, being **Docket No. 18P1122** unto the Grantee, **Ronald Gunn, Sr., married,** all of the right, title and interest in and to that certain tract or parcel of land in Davidson County, Tennessee, belonging to **Birdie C. Gibson,** described as follows:

Land in Davidson County, Tennessee, being Lot No. 103 on the Plan of Benedict Land Company's Subdivision of the Lindsley Tract of record in Plat Book 322, Page 40, 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. 103 fronts 50 feet on the Westerly side of Stockwell Street and runs back between parallel lines, 176 feet, more or less, to an alley.

Being the same property conveyed to Birdie C. Gibson by Quitclaim Deed from Ronald Gunn, Sr. of record in Instrument No. 20171205-0124091 Register's Office for Davidson County, Tennessee, dated December 05, 2017 and recorded on December 05, 2017 and Scriveners Affidavit of Correction recorded on December 22, 2017 in Instrument No. 20171222-0130713. The said Birdie C. Gibson died February 7, 2018 and her estate was entered as case no. 18P1122 of the Probate Court for Davidson County, Tennessee.

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 332, page 40, 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 1112 Stockell Street, 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 Birdie C. Gibson,** 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 12 day of July, 2019.

Estate of Birdie C. Gibson

Peggy D. Mathes, Adm

Peggy D. Mathes, Administrator

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 12 day of July, 2019, before me personally appeared, **Peggy D. Mathes**, Administrator of the **Estate of Birdie C. Gibson** 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 Birdie C. Gibson**, 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 12 day of July, 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 $170,000.00.

Affiant

Subscribed and sworn to before me this 12th day of July, 2019.

Notary Public

My Commission Expires: 7/6/22

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY