Karen Johnson Davidson County
Batch# 358401 DEEDWARRSP
02/14/2020 10:57:56 AM 3 pgs
Fees: $18.00 Taxes: $1,849.63

20200214-0017129

THIS INSTRUMENT PREPARED BY:

MUDTER PATTERSON & COX PLLC
Attorneys at Law
3811 Bedford Avenue, Suite 205
Nashville, Tennessee 37215
(615) 383-4170

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $499,900.00.

Affiant

Subscribed and sworn to before me, this 13th day of February, 2020.

Notary Public

My Commission Expires:

Margaret M. Means
State of Tennessee Notary Public
Davidson County
My Commission Expires September 7, 2021

SPECIAL WARRANTY DEED

Address New Owner:	Send Tax Bills to:	Tax Information:
Dreaminc 1111 12th Avenue South Nashville, TN 37203	New Owner	Map and Parcel No. 104 11 0 216 00

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, Cindy Tinker Close, Administrator of The Estate of Virginia Sue Shannon, deceased ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to Dreaminc, a Tennessee corporation ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property known as 2111 Natchez Trace, Nashville, TN 37212.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee and its successors, heirs and assigns, forever. Grantor covenants with Grantee that Grantor is lawfully seized and possessed of said real estate in fee simple and has a good right to convey it. This conveyance and all covenants and warranties made herein are expressly subject to those matters set forth on Exhibit "A". Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate against the lawful claims of all persons claiming by, through or under it but no further or otherwise.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument, the corporate party by its duly authorized officer(s), on this 13th day of February, 2020.

Cindy Tinker Close Administrator

Cindy Tinker Close, Administrator of The
Estate of Virginia Sue Shannon, deceased

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named Cindy Tinker Close, Administrator of The Estate of Virginia Sue Shannon, deceased, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at this 13th day of February, 2020.

Notary Public

My Commission Expires: _____

GERALD G. PATTERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES OCTOBER 2, 2023

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: OVRES19111

Exhibit "A"

Land in Davidson County, Tennessee, being Lot No. 6 of Block 7 on the Plan of Fairfax Place, as of record in Book 547, pages 137 and 138, Register's Office for said County.

Said Lot No. 6 fronts 70 feet on the westerly side of Natchez Trace, or 28th Avenue South, and runs back between parallel lines 246 feet to a deadline.

Being the same property conveyed to William Shannon and wife, Marjorie T. Shannon by Installment Deed dated August 1, 1941 from American National Insurance Company of Galveston Texas, a Texas Corporation of record in Book 1045, page 288, Register's Office for Davidson County, Tennessee. William Shannon having since died leaving Marjorie T. Shannon as surviving tenant by the entirety. By Quitclaim Deed dated August 31, 1989 of record in Book 7929, page 110, Register's Office for Davidson County, Tennessee, Marjorie T. Shannon conveyed subject property to Virginia Shannon, an unmarried woman. Virginia Shannon being one and the same as Virginia Sue Shannon having since died intestate on March 14, 2019. The Estate of Virginia Sue Shannon was filed for Administration in Docket No. 19P653, Probate Court for Davidson County, Tennessee. Cindy Tinker Close was issued Letters of Administration.

This conveyance is made subject to:

1. State and County taxes for the year 2020, a lien, but not yet due and payable. Map and Parcel No. 104 11 0 216 00.
2. Restrictive Covenants contained in an instrument of record in Deed Book 723, page 793, Register's Office for Davidson County, Tennessee.
3. All matters appearing on the Plan of record as Book 547, pages 137 and 138, Register's Office for Davidson County, Tennessee.