Karen Johnson Davidson County
Batch# 396747 DEEDWARR
05/07/2020 08:33:30 AM 8 pgs
Fees: $43.00 Taxes: $2,619.60
20200507-0047429

Name and Address of New Owner:
Peter A. Brown and Mary A. Brown
6227 Bridlewood Ln
Brentwood, TN 37027
Send Tax Bills To: First Horizon Bank
12195 Metro Parkway Ste 2
Fort Myers, FL 33966
This Instrument Prepared By:
Greater Nashville Title, LLC
4603 Gallatin Pike
Nashville, TN 37216

Map & Parcel No: 158-00-0-070.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Betty C. Borth, a widow**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Peter A. Brown and Mary A. Brown, husband and wife,** "the Grantees," the following described real estate in Davidson County, Tennessee:

> Land in Davidson County, Tennessee, being Lot No. 192 on the Plan of Section Two, River Oaks, of record in Plat Book 4175, Page 85, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.
>
> Being the same property conveyed to Norbert N. Borth and wife, Betty C. Borth, by Warranty Deed from Dorothy H. Maxwell, unmarried, of record in Book 9628, page 897, Register's Office for Davidson County, Tennessee, dated March 22, 1995 and recorded on March 28, 1995. The said Norbert N. Borth died July 2, 2017, leaving his wife, Betty C. Borth, as the surviving tenant by the entirety. In the Circuit Court of Davidson County, Tennessee (Probate Division), Docket No. 19P33, A. Michelle Poss was appointed Conservator over the property of Betty Callahan Borth, A/K/A Betty C. Borth. See attached Exhibit A.
>
> Being improved property also known as 6227 Bridlewood Lane, Brentwood, Tennessee 37027.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

NOTES, EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS, ETC., AS SHOWN ON THE RECORDED PLAT; ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES; ANY GOVERNMENTAL ZONING AND SUBDIVISION ORDINANCES OR REGULATIONS IN EFFECT THEREON; THE ACCURACY OF THE INDEX BOOK OF THE SAID REGISTER'S OFFICE; AND ANY OTHER MATTERS WHICH AN ACCURATE SURVEY OF THE PROPERTY MIGHT DISCLOSE.

TOGETHER WITH any and all the rights, privileges, easements, improvements and appurtenances to the same belonging.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 29th day of April, 2020.

Betty C. Borth by A. Michelle Poss, her Conservator

State of Tennessee
County of Davidson

Before me, Steven Paul Disser of the state and county mentioned, personally appeared A. Michelle Poss, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the Conservator of Betty C. Borth , the within named bargainor, and that as such Conservator, executed the foregoing instrument for the purpose therein contained, by personally signing the name of Betty C.Borth.

Witness my hand, at office, this 29th day of April, 2020.

STEVEN PAUL DISSER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Notary's Signature
My commission expires: 3/8/24

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $708,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
29th day of April, 2020.

MELANIE HARPER STATE OF TENNESSEE NOTARY PUBLIC County of Rutherford

Notary Public
My commission expires: 9/19/22
File No. 2020-637

Return To:
Regal Title, LLC
316 W. Main St
Murfreesboro, TN 37130

202005070047429

Exhibit A

STATE OF TENNESSEE

I, RICHARD R. ROOKER, Clerk of the Circuit Court for Davidson County, in the State aforesaid, do hereby certify that the foregoing is a true and correct copy of the ORDER heretofore filed in the SEVENTH Circuit Court for Davidson County, Tennessee, on the 17 day of APRIL, 2020, in Docket Number 19P33, IN RE: BORTH, BETTY CALLAHAN, as same remains of record in the Minutes of said Court.

IN TESTIMONY WHEREOF, I hereunto subscribe my name and affix the seal of said Court, at office, in Nashville, the 22 day of APRIL in the year 2020 and in the 243 year of American Independence.

RICHARD R. ROOKER, Clerk,

[SEAL]

RICHARD R. ROOKER
CIRCUIT COURT CLERK

By: _____
Deputy Clerk

Copy

EFILED 04/17/20 11:16 AM CASE NO. 19P33 Richard R. Rooker, Clerk

IN THE SEVENTH CIRCUIT COURT FOR THE TWENTIETH JUDICIAL DISTRICT METROPOLITAN NASHVILLE/DAVIDSON COUNTY, TENNESSEE (PROBATE DIVISION)

IN RE:	)	
BETTY CALLAHAN BORTH,	)	
MARY ALUMBAUGH and EVA KYLE-JONES.	)	
Petitioners,	)	**NO. 19P-33**
vs.	)	
GARY R. GIBBS; SHAREEN T. GIBBS; and MARC DAVENPORT HAINE,	)	
Respondents.	)	

ORDER APPROVING CONTRACT FOR SALE OF REAL PROPERTY

This matter came to be heard on the 17th day of April, 2020, before the Honorable Randy Kennedy, Seventh Circuit Court Judge, upon the motion to approve contract for sale of real property filed by A. Michelle Poss, the Conservator of the property of Betty Callahan Borth. Based upon a review of the motion, there being no objection to the motion, and from a review of the record as a whole, from all of which the Court finds as follows:

1. Ms. Borth owns real property located at 6227 a/k/a 1501 Bridlewood Drive, Brentwood, Tennessee 37027, Map and Parcel 158 00 0 070.00.

2. The terms of the contract include, but are not limited to, a contract purchase price of $708,000.00 with the seller paying up to $8,000.00 in buyer prepaids and closing costs with the property selling as is.

Copy

3. The 2019 Metro Tax appraisal on the real property is $559,100.00.

4. Pursuant to Local Rule 39.07 of the Davidson County, Tennessee Courts of Record, Ms. Borth and all interested parties were forwarded a copy of the motion and notified of the hearing thereon.

5. That based upon the condition of the real property and the tax appraisal thereon, the contract is commercially reasonable.

6. It is in the best interest of Ms. Borth for the Court to approve the contract for the sale of the real property.

7. A. Michelle Poss, Conservator of the property of Betty Callahan Borth is authorized to enter in the contract for the sale of Ms. Borth's real property located at 6227 a/k/a 1501 Bridlewood Drive, Brentwood, Tennessee 37027, Map and Parcel 158 00 0 070.00, and to execute any closing statement, HUD-1 or other document necessary to effectuate the closing of the sale of the real property and transferring good and marketable title to the buyers.

IT IS THEREFORE, ORDERED, ADJUDGED AND DECREED AS FOLLOWS:

1. A. Michelle Poss, Conservator of the property of Betty Callahan Borth is authorized to enter in the contract for the sale of Ms. Borth's real property located at 6227 a/k/a 1501 Bridlewood Drive, Brentwood, Tennessee 37027, Map and Parcel 158 00 0 070.00, and to execute any closing statement, HUD-1 or other document necessary to effectuate the closing of the sale of the real property and transferring good and marketable title to the buyers.

This the 17th day of April, 2020.

HONORABLE RANDY KENNEDY, JUDGE

Copy

APPROVED FOR ENTRY:

A. Michelle Poss

A. Michelle Poss #19547
Conservator of the Property
201 Fourth Avenue North, Suite 1240
Nashville, TN 37219
615-542-5339
Michelleposs@spmlawfirm.com

CERTIFICATE OF SERVICE

I hereby certify that a true and exact copy of the foregoing has been forwarded, via U.S. Mail, postage prepaid, to the following, on this the 16th day of April, 2020.

A. Michelle Poss

A. Michelle Poss

Jacqueline Dixon
Attorney at Law
424 Church St., Suite 2260
Nashville, TN 37219

Marc Davenport Haine
c/o 6227 Bridlewood Lane
Brentwood, TN 37027

Betty Borth
Providence Assisted Living
3014 East Moore Avenue
Searcy, AR 72143

Sabrina McCuistion
3428 Lois Road East
Sanger, TN 76266

Gina Killebrew
1129 Oman Dr.
Brentwood, TN 37027

Copy

EFILED 04/17/20 11:16 AM CASE NO. 19P33 Richard R. Rooker, Clerk

Tamara Speece
tamaraspeece@gmail.com

Skip Still
skipst@bell-south.net

Loretta Wampler
dofowar57@gmail.com

Joan Warner
punkin1988@cableone.ne

True Copy Certification

I, Melanie Harper, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Rutherford

Personally appeared before me, Shannon Gilbert, a notary public for this county and state, Melanie Harper who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Shannon Gilbert

Notary's Signature

My Commission Expires: 8/19/2023

SHANNON GILBERT
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY