Return To:
MH&S Law Firm
1804 Williamson Ct. Ste 201
Brentwood, TN 37027
615-377-3319

Prepared by:
Tennessee Title & Escrow Affiliates, LLC
501 Corporate Center Drive, Suite 280
Franklin, TN 37067

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $124,900.00

Affiant

Subscribed and sworn to before me, this 5TH day of November, 2009.

Notary Public
My commission expires:

DANIELLE GRIGGS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires November 22, 2010

BILL GARRETT, Davidson County
Trans:T20090080478 DEEDWARR
Recvd: 11/30/09 10:28 5 pgs
Fees:28.00 Taxes:462.13
20091130-0108971

Address of New Owner:	Send Tax Bills to:	Tax Information
Bryan Cruz-Escalante 4017 Darlene Drive Antioch, TN 37013	New Owner	162-02-150.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Susan Gatlin Winters, subject to a life estate retained by John William Gatlin,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Bryan Cruz-Escalante,** unmarried, hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 151 on the Plan of Colewood Acres, Section 2, of record in Book 3700, page 135, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Susan Gatlin Winters by Quitclaim Deed from John William Gatlin, (widower), retaining a life estate in said property, of record in Instrument 200505190056645, Register's Office for Davidson County, Tennessee, dated May 17, 2005. And being the same property conveyed to John William Gatlin and wife Edith Gatlin by deed from James M. Lawrence and wife Betty H. Lawrence of record in Book 4254, page 74, Register's Office for Davidson County, Tennessee, dated July 19, 1968. The said Edith Gatlin having since died.

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such liens, limitations, restrictions, and easements as may affect the premises.

This property is improved property known as 4017 Darlene Drive, Antioch, TN 37013

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS my hand this the 5th day of November, 2009.

Susan Gatlin Winters
Susan Gatlin Winters

Susan G. Winters - conservator
Susan G. Winters, conservator for
John William Gatlin *

*See attached Exhibits A and B attached hereto. Susan G. Winters and Susan Winters Hussey is one and the same person.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Susan Gatlin Winters,** the bargainor(s), 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 Franklin, Tennessee, this the 5th day of November, 2009.

Emily T. Grey
Notary Public

MY COMMISSION EXPIRES: July 20, 2010
My Commission expires: _____

EMILY T. GREY STATE OF TENNESSEE NOTARY PUBLIC ANDERSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Susan G. Winters, conservator for John William Gatlin**, 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 Franklin, Tennessee, this the 5th day of November, 2009.

Emily T. Grey
Notary Public

MY COMMISSION EXPIRES: July 20, 2010
My Commission expires: _____

EMILY T. GREY STATE OF TENNESSEE NOTARY PUBLIC ANDERSON COUNTY

FILE NO: 2009091379

Jeffery David Hussey joins in this conveyance, relinquishing any and all marital interest in property known as: 4017 Darlene Drive, Antioch, TN 37013.

Jeffery David Hussey
by: Danielle Griggs
Attorney in Fact

Jeffery David Hussey

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On November 5, 2009, before me personally appeared, Danielle Griggs, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Jeffery David Hussey, and who acknowledged that she executed the same as the free act and deed of Jeffery David Hussey.

Witness my hand, at office, this 5th day of November, 2009.

Notary Public

TREY CAIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON CO.

6/9/2013
COMMISSION EXPIRES ON

EXHIBIT A

SEVENTH CIRCUIT COURT OF DAVIDSON COUNTY, TENNESSEE

LETTER OF CONSERVATORSHIP

Return To:
MH&S Law Firm
1804 Williamson Ct. Ste 201
Brentwood, TN 37027
615-377-3319

Estate of JOHN WILLIAM GATLIN , Docket No. 08P1508

To SUSAN G. WINTERS ,

IT APPEARING to the Court that JOHN WILLIAM GATLIN is in need of the appointment of a Fiduciary to manage the personal, medical and financial affairs of this respondent and you having qualified according to law, and the Court having ordered that letters issue:

THEREFORE, you, SUSAN G. WINTERS are empowered to take full authority over the personal and medical care of this person and to enter upon their property, to take into your possession, for the use and benefit of the aforementioned respondent, the assets of the personal estate of the respondent. Further, you are empowered to bring such suits or actions in relation thereto as may be deemed necessary and proper and in accordance with your duties, submit an Inventory within sixty (60) days of your appointment and file Annual Accountings pursuant to the statute, unless waived by this Court. Further, you must adhere to the Property Management Plan approved and adopted by the Court and make the necessary increases to the bond as required and at such time, make and prepare a Final Settlement of accounts in this matter. HEREIN FAIL NOT.

Witness, Richard R. Rooker, Clerk of the Probate Court, at office, this October 27, 2008 .

RICHARD R. ROOKER CIRCUIT COURT CLERK

Richard R. Rooker,Clerk

_____ D.C.

Pursuant to Order of
10.22.08

STATE OF TENNESSEE
DAVIDSON COUNTY

I, Richard R. Rooker, Clerk of the Probate Court, do hereby certify that the foregoing is a full, true and perfect copy of the Letters of Conservatorship issued to SUSAN G. WINTERS, in this matter, and I do further certify that this person(s) is still acting as the court-appointed Fiduciary in this matter, and continues to be entitled to full faith and credit, as it appears from the records in my office at Nashville, Tennessee, this the 27 day of Oct., 2008.

RICHARD R. ROOKER CIRCUIT COURT CLERK

Richard R. Rooker, Clerk

_____ D.C.

EXHIBIT B

Return To:
MH&S Law Firm
1804 Williamson Ct. Ste : 1
Brentwood, TN 37027
615-377-3319

IN THE SEVENTH CIRCUIT COURT FOR DAVIDSON COUNTY, TENNESSEE
AT NASHVILLE
(PROBATE DIVISION)

2009 NOV -4 AM 10:55

RICHARD R. ROOKER, CLERK

D.C.

IN THE MATTER OF:)
JOHN W. GATLIN) **DOCKET NO.: 08P-1508**

ORDER

This cause came to be heard on November 4, 2009, before the Honorable Randy Kennedy, Judge, upon petition of Susan Winters Hussey, Conservator of the Persons and the Estate of John W. Gatlin, that she be allowed to sell the life estate which John W. Gatlin holds in the real property located at 4017 Darlene Drive, Antioch, Tennessee.

The Court found that John W. Gatlin has not resided at said property for over one year, would never be able to return to live at said property and that it was reasonable to sell said life estate as part of the sale of the real property to an independent third party.

It is therefore **ORDERED** that the life estate of John W. Gatlin shall be sold, pursuant to the contract rendered into by and between Bryan O. Cruz-Escalante (Buyer) and Susan Gatlin Winters.

It is further **ORDERED** that Danielle Griggs of Tennessee Title & Escrow LLC shall be allowed to execute all closing documents on behalf of Susan Winters Hussey, Conservator.

Enter this the 12 day of November, 2009.

Randy Kennedy, Judge

APPROVED FOR ENTRY:

Martha Child, #7213
Attorney for Conservatorship
392 Harding Place, Suite 215
Nashville, TN 37211
(615) 834-4300

CERTIFICATE OF SERVICE

I hereby certify that I have served a true and exact copy of the foregoing by postage prepaid mail upon John W. Gatlin, 790 Emory Valley Road, Apt. 917, Oak Ridge, TN 37830 and upon Jana Gatlin at her last-known address 4017 Darlene Drive, Antioch, TN 37013 on this the 4 day of Nov, 2009.

Martha Child