BILL GARRETT, Davidson County
Trans:T20120065010 DEEDWARR
Recvd: 08/30/12 09:12 2 pgs
Fees:13.00 Taxes:87.88
20120830-0078334

This instrument prepared by:
And return to

Fearnley & Califf, PLLC
25 Century Blvd, Suite 212
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 29th day of August, 2012, by and between Houston Baker, III, sole heir of Louise Baker, and Houston Baker, III, Executor of the Estate of Louise Baker, Davidson County Probate Docket Number 10P-1137 , party of the first part, and Elmer Freeman, , party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Land Situated in the County of Davidson in the State of Tennessee
Being Lot No 196 on the Plan of Hayes Parks Subdivision, Section 1, as of record in Book 4300, Page 115, Register's Office of said County

Being all or part of the same property conveyed to Louise Baker by Quit Claim Deed recorded February 7, 2001 of record at Instrument No. 20010207-0012291 in the Register's Office of Davidson County, Tennessee. Louise Baker died on May 14, 2010 leaving a life estate to Henry Lewis Boyland who died on July 5, 2007 and fee simple interest to her son Houston Baker, III. Her last will and testament is of record at Docket Number 10P-1137 in the Davidson County Probate Clerk's Office, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate, together with all of the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs, successors, and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that same is unencumbered, except for: year 2012 Davidson **County real property taxes, being a lien not yet due and payable. This conveyance is subject to any and all existing restrictions of record in said Register's Office, and that title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.**

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Houston Baker III
Houston Baker, III, sole heir of
Louise Baker

Houston Baker III Executor
Houston Baker, III, Executor of the Estate of Louise Baker, Davidson County Probate Docket Number 10P-1137

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Houston Baker, III, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 29th day of August, 2012.

Memorie White
Notary Public

My Commission Expires: 9-8-13

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Houston Baker, III, executor , with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 29th day of August, 2012.

Memorie White
Notary Public

My Commission Expires: 9-8-13

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Property Owner & Address: Elmer Freeman
103 Haynes Park Court
Nashville, TN 37218

Tax Parcel No 06904010400

Property Address: 103 Haynes Park Court
Nashville, TN 37218

MAIL TAX BILLS TO: owner @ property address

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $23,750.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Elmer Freeman
AFFIANT

SUBSCRIBED AND SWORN TO before me this 29th day of August, 2012.

Memorie White
Notary Public

My Commission Expires: 9-8-13

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

20120410