BILL GARRETT, Davidson County
Trans:T20150094521 DEEDWARR
Recvd: 11/05/15 14:02 3 pgs
Fees:17.00 Taxes:0.00
20151105-0112935

This Instrument Prepared By:
Sherrard & Roe PLC (MGK)
150 3rd Ave. South, Suite 1100
Nashville, TN 37201

EXECUTOR'S DEED

Address New Owners:
Emily Kennedy Baker Trust
Carter Greenlaw Baker, Co-Trustee
Elizabeth Faye Davis, Co-Trustee
3708 Richland Avenue
Nashville, TN 37205

Send Tax Bills To:
Emily Kennedy Baker TR
Carter Baker, Co-Trustee
3708 Richland Avenue
Nashville, TN 37205

Map/Parcel Number:
104 09 0 064.00

WHEREAS, Emily Kennedy Baker (the "Decedent") died on January 29, 2015, and Decedent's Last Will and Testament, dated July 7, 2007, was admitted to probate on March 12, 2015, as File No. 15P-297 in the Seventh Circuit Court for Davidson County, Tennessee (Probate Division) (the "Will"); and

WHEREAS, Carter Greenlaw Baker is the duly appointed Executor (the "Executor") of the Decedent's Estate (the "Estate") under the Will; and

WHEREAS, the Executor desires to convey all of the Decedent's right, title and interest in and to certain real property located in Davidson County, Tennessee, described on **Exhibit A** attached hereto and incorporated herein by this reference (the "Property") to Carter Greenlaw Baker and Elizabeth Faye Davis, Co-Trustees, and their successors in trust, of the Emily Kennedy Baker Trust dated July 7, 2007 in order to settle matters of the Estate in accordance with the terms of the Will.

NOW, THEREFORE, in consideration of the foregoing premises and no other monetary consideration, the Executor hereby transfers, and conveys all of the Executor's right, title and interest in the Property to Carter Greenlaw Baker and Elizabeth Faye Davis, Co-Trustees, and their successors in trust, of the Emily Kennedy Baker Trust dated July 7, 2007 (the "Beneficiary").

This Property is being transferred expressly subject to all limitations, restrictions and encumbrances that may affect the Property.

This is improved property known as 3708 Richland Avenue, Nashville, Tennessee 37205.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to the Beneficiary, its successors and assigns, forever; and the Executor hereby transfers, assigns, and sets over unto the Beneficiary, all of the Estate's right, title and interest in the said Property with full benefit of the Executor's warranties to the maximum extent that he can or should do as Executor, but not further or otherwise.

IN WITNESS WHEREOF, the Executor has executed this instrument this 12th day of October, 2015.

Carter Greenlaw Baker, Executor
Estate of Emily Kennedy Baker

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for said State and County, Carter Greenlaw Baker, who upon oath acknowledged that he is the Executor of the Estate of Emily Kennedy Baker, deceased (the "Estate"), the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who further acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, this 12th day of October, 2015.

Notary Public

My Commission Expires: 1/9/18

JAMIE M. YOUNG
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires January 9, 2018

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

This transfer is exempt from taxation pursuant to T.C.A. 67-4-409 (a)(3)(D).

Affiant

Subscribed and sworn to before me this 12th day of October, 2015.

Notary Public

My Commission Expires: 1/9/18

JAMIE M. YOUNG
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires January 9, 2018

EXHIBIT A

Land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 163 Block 8 on the Plan of Richland Realty Co.'s Division "A", as of record in Book 161, page 151, Register's Office for said County.

Said Plan shows said property divided into blocks but not into lots, but according to an unregistered copy of a survey thereof, said Lot No. 163 fronts 50 feet on the north side of Richland Avenue and runs back between parallel lines, 192.5 feet to an alley.

This is improved property known as 3708 Richland Avenue, Nashville, Tennessee 37205.

Being part of the same property conveyed to Carter. G. Baker and wife, Emily K. Baker, by deed from William F. Dyer and wife, Jeanne Anthony Dyer, of record in Book 4443, page 162, Register's Office for Davidson County, Tennessee; and being the same property conveyed to Emily K. Baker by deed from Carter G. Baker of record in Book 5820, page 324, Register's Office for Davidson County, Tennessee.