This instrument prepared by:
Mid-State Title & Escrow, Inc.
128 Holiday Court, Suite 125
Franklin, Tennessee 37067
MST File No. 2015-1515

Davidson County DEEDWARR
Recvd: 05/04/16 11:45 3 pgs
Fees:18.00 Taxes:610.50
20160504-0044007

NEW OWNER:	SEND TAX BILL TO:	MAP & PARCEL:
Charlie Three LLC 521 5th Ave S. Nashville, TN 37203	New Owner	094-02-0-071.00

Executor's Deed

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee and other good and valuable considerations, the receipt of which is hereby acknowledged, **Ruby Anaya, Executor of the Estate of Roland Leslie Baker, deceased in accordance with the provisions of TCA 66-4-101 et seq and pursuant to the power and authority given to the said Grantors under the Last Will and Testament of said decedent as of record in Davidson County Probate Docket Number 15P1924, pursuant to Letters Testamentary issued on December 9, 2015 by the Office of the Seventh Circuit Court of Davidson County, Tennessee**, hereinafter called the Grantor, has bargained and sold and by these presents do transfer and convey unto **Charlie Three, LLC,** hereinafter called the Grantee, and its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 57 on the Plan of United Electric Railway of record in Plat Book 161, Page 8, 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 Roland L. Baker and wife, Cordie Mae Baker by Warranty deed from William Fitzgerald and wife, Doris Faye Tate Fitzgerald of record in Book 5020, page 764, Register's Office for Davidson County, Tennessee, dated April 30, 1976 and recorded on April 30, 1976. The said Cordie Mae Baker died April 17, 1998, leaving Roland L. Baker as tenant by the entirety. The said Roland L. Baker aka Roland Leslie Baker dies October 18,

2015. An Order to Sell Property is filed of record in Docket No. 15P-1924, in the Probate Court for Davidson County, Tennessee.

Being also known as 1703 Electric Avenue, Nashville, TN 37206

Subject to: Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable, Easements or claims of easements not shown by the Public Records. Taxes for the year 2016 a lien, not yet due and payable. Subject to all matters shown on the Plan of record in Plat Book 161, Page 8, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, 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.

Executed to be effective as of the 2ND day of May, 2016

Estate of Roland Leslie Baker

By: Ruby Anaya Executor
Ruby Anaya, Executor

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public of the state and county mentioned, personally appeared Ruby Anaya, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be Executor of The Estate of Roland Leslie Baker, the within named bargainor, and that she as such Executor executed the foregoing instrument for the purpose therein contained, by signing the name of the estate by herself as Executor.

Witness my hand this 2ND day of May, 2016.

Notary Public

My Commission Expires: 9/5/16

MONTE POE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 09-05-2016

State of Tennessee
County of Williamson

The actual consideration or value, whichever is greater for this transfer is $165,000.00

Affiant

Sworn to and subscribed to before me this 2nd day of May, 2016.

Notary Public My Commission Expires: 10/17/16

D. MACKEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 10-17-2016

True Copy Certification

I, Yvette Meldrum, 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 Williamson

Personally appeared before me, ~~Jackie Lampley~~ D. Mackey, a notary public for this county and state, Yvette Meldrum who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 10/17/16

D. MACKEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 10-17-2016