File Box 24 B

This Instrument Prepared By:
TITLE ESCROW OF BRENTWOOD, INC.
5111 Maryland Way, Ste. 205
Brentwood, TN 37027
(615)221-0032

ADDRESS NEW OWNER:
Baker Investment Company
184 Cherry Lane
Inkster, MI 48141

SEND TAX BILL:
Baker Investment Company
184 Cherry Lane
Inkster, MI 48141

MAP AND PARCEL:
08106025900

BILL GARRETT, Davidson County
Trans:T20160037364 DEEDWARRSP
Recvd: 05/05/16 10:17 3 pgs
Fees:18.00 Taxes:505.79
20160505-0044454

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual value or consideration, whichever is greater, for this transfer is $136,700.00

Peggy D Mathes
AFFIANT

Subscribed and sworn to before me this 3rd day of May, 2016.

Ann B Waddell
NOTARY PUBLIC

ANN B. WADDELL STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

My Commission Expires: 10/12/19

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars and no/100 ($10.00), cash in hand paid by the Grantees and other good and valuable considerations accepted, the receipt and sufficiency of which is hereby acknowledged, **Peggy D. Mathes, Administrator of the Estate of Manerva L. Brown,** pursuant to an order of the Seventh Circuit Court of Davidson County, Tennessee, Probate Division, Docket No. 14P-410, has this day bargained and sold, and do hereby transfer and convey unto **Baker Investment Company, a Michigan corporation**, its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION, INCORPORATED HEREIN

This is improved property known as 2000 26th Avenue North, Nashville, TN 37208.

And now **Peggy D. Mathes, Administrator of the Estate of Manerva L. Brown**, for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby convey all of their interest unto the said **Baker Investment Company, a Michigan corporation**, its successors and assigns, forever; and Grantor(s) covenant with the said Grantee(s) that the same is conveyed subject to such limitations and restrictions as may affect the premises. Wherever used, the singular 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 3rd day of May 2016.

Estate of Manerva L. Brown

By: Peggy D Mathes, Adm
Peggy D. Mathes, Administrator

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named **Peggy D. Mathes,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she as **Administrator of the Estate of Manerva L. Brown,** pursuant to an order of the Seventh Circuit Court of Davidson County, Tennessee, Probate Division, Docket No. 14P-410, the bargainor, and as such Administrator, being so authorized by said court, executed the within Deed for the purposes therein contained.

Witness my hand and official seal this the 3rd day of May, 2016.

Ann B Waddell
NOTARY PUBLIC

ANN B. WADDELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 10/12/19

EXHIBIT "A"
LEGAL DESCRIPTION

File No.: 2016-033

Being Lot No. 1 on the Map of Carolann Acres of record in Book 2083, page 30, Register's Office for Davidson County, Tennessee.

Said Lot No. 1 fronts 60 feet on the easterly side of 26th Avenue North and runs back between parallel lines, 230.9 feet on the north line and 230.7 feet on the south line to a dead line, measuring 60 feet thereon.

Being the same property conveyed to Edward E. Brown and wife, Manerva L. Brown by deed from Sidney Franklin Bracey, Jr. and wife, of record in Book 2800, page 109, Register's Office for Davidson County, Tennessee. Edward E. Brown and wife, Manerva L. Brown conveyed said property to Minerva L. Brown, to her sole and separate estate, by deed of record in Book 4066, page 62, said Register's Office. Quitclaim Deed from Manerva L. Brown to Harold Reeves, Trustee, to Manerva L. Brown and husband, Edward E. Brown of record in Book 6925, page 668, said Register's Office. Manerva L. Brown and husband, Edward E. Brown Quitclaimed said property to Karen D. Young of record in Instr. No. 20120814-0072526; Karen D. Young Quitclaimed said property to Manerva L. Brown and husband, Edward E. Brown of record in Instr. No. 20121101-0100233; and Inst. No. 20130819-0086938, said Register's Office. Manerva L. Brown and husband, Edward E. Brown Quitclaimed said property to Karen D. Young of record in Instr. No. 20131030-0112726, said Register's Office. Edward E. Brown predeceased Manerva L. Brown. Manerva L. Brown died on December 20, 2013. Manerva L. Brown's Estate was declared insolvent pursuant to an Order of the Seventh Circuit Court of Davidson County, Tennessee, Probate Division, Docket No. 14P-410, and said property should be brought into Manerva L. Brown's Estate, declared the Quitclaim Deed to Karen D. Young be set aside, and the property be sold by Peggy D. Mathes, Administrator, a certified copy of said Order of record in Instr. No. 20160505-0044453, Register's Office for Davidson County, Tennessee.

This conveyance is subject to 2016 taxes, prorated and assumed by the Grantee; all matters on the plan of record in Book 2083, page 30, said Register's Office. Parties in possession.
This property is being sold as is.