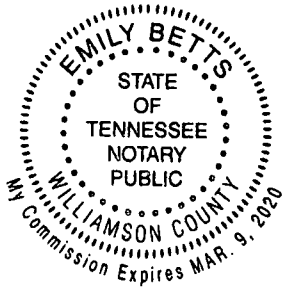
Return To:
McCann & Hubbard
1804 Williamson Ct, Suite 201
Brentwood, TN 37027
615-377-3319

 (Notary Stamp)	**STATE OF TENNESSEE** **COUNTY OF WILLIAMSON** The actual consideration or value, whichever is greater, for this transfer is $150,000.00 Affiant Subscribed and sworn to before me, this 16th day of November, 2016. Notary Public My commission expires:_____

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Fernando Martinez Mixteca	**New Owner**	**Map/Parcel: 107-88.00**
910 Massman Drive		
Nashville, TN 37217		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Dorothy Baker, unmarried, by and through her Conservator, Jeri Lisa Kuro

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Fernando Martinez Mixteca

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being part of designated Lot 1 on the Plan of Massman Heights, Section One, Revised, a plan of which is of record in Book 5210, Page 128, Register's Office for Davidson County, Tennessee, more particularly described as follows: Beginning at an iron pin located on the south line of said property; same being located 97.37 feet southeasterly from an iron pin located in the east margin of Massman Drive; running thence North 15° 20' 03" West 146.35 feet to a point; thence North 74° 39' 57" East 75.00 feet to a point; thence South 15° 20' 03" East 163.21 feet to a point on the south line of said property; thence South 87° 20' 00" West 76.87 feet to the beginning.

BILL GARRETT, Davidson County
Trans:T20160103123 DEEDWARR
Recvd: 11/22/16 09:11 2 pgs
Fees:13.00 Taxes:555.00
20161122-0123031

Being the same property conveyed to Will Baker and wife, Dorothy Baker, by Warranty Deed, from I. Ethel Taylor, dated February 6, 1979, of record in Book 5440, Page 817, Register's Office for Davidson County, Tennessee. Will Baker having since died and Jeri Lisa Kuro having been appointed Conservator of Dorothy Baker by Order dated March 23, 2016, of Davidson Co. Probate Court case 16P352 and having been granted authority to sell this property by Order of the Court, dated October 28, 2016.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.
The Plan of record in Plat Book 5210, Page 128, Register's Office for DAVIDSON County, Tennessee.
Sewage Easement of record in Book 5440, Page 817, Register's Office for DAVIDSON County, Tennessee.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.
This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 910 Massman Drive, Nashville, TN 37217.

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 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.

Witness my/our hand(s) this 16th day of November, 2016.

Jeri Lisa Kuro, Conservator for Dorothy Baker

Jeri Lisa Kuro, Conservator for Dorothy Baker

STATE OF Illinois
COUNTY OF Saline

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Jeri Lisa Kuro, Conservator for Dorothy Baker, as shown in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, Case No. 16P-352, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who acknowledged that he/she executed this instrument for the purposes contained therein.

Witness my hand, at office, this 16th day of November, 2016.

Ruth Ann Murphy
Notary Public

My Commission Expires: 11-4-19

File #: **160671JM**
RECORD & RETURN TO:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

OFFICIAL SEAL
RUTH ANN MURPHY
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES:11/04/19