THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF DAVIDSON
Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 540 Nashville, TN 37203	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 179,900.00. Ginger A. Dickey Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF November, 2016. Notary Public MY COMMISSION EXPIRES: 11-20-18 (AFFIX SEAL)

KAYLA R. ANDERSON STATE OF TENNESSEE NOTARY PUBLIC MACON COUNTY

BILL GARRETT, Davidson County
Trans:T20160104116 DEEDWARR
Recvd: 11/28/16 09:28 2 pgs
Fees:13.00 Taxes:665.63
20161128-0124218

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Noe Ruiz Garcia and Maribel Cordozo Frasco	owner	Map 90-08
6405 Robertson Avenue		**Parcel** 185.00
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 ACKNOWLEDGED, **James B. May, Guardian of Georgia May Fleming, and James B. May, Guardian of Iris Catherine Marable May Fleming, the heirs-at-law of Catherine Ann Fleming, deceased,**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Noe Ruiz Garcia and wife, Maribel Cordozo Frasco**

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 Lot No. 10 on the Plan of Charlotte Park Annex of record in Plat Book 3700, Page 49, 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 Catherine A. Fleming by Quitclaim deed from Christina L. Collins, Executrix of the Estate of Doris T. Fleming of record in Instrument No. 20050401-0035370 Register's Office for Davidson County, Tennessee, dated March 23, 2005 and recorded on April 01, 2005. Catherine A. Fleming died intestate and unmarried May 1, 2016, leaving her two minor children, Georgia May Fleming and Iris Catherine Marable May Fleming, as her only heirs-at-law. Reference is made to the Probate Case in the Seventh Circuit Court of Davidson County, Tennessee, Probate Division, under Docket NO. 16P-791. James A. May was appointed Guardian of Georgia May Fleming by Order entered June 9, 2016, under Docket No. 16P-856 in the Circuit Court of Davidson County, Tennessee. James A. May was appointed Guardian of Iris Catherine Marable May Fleming by Order entered June 9, 2016, under Docket No. 16P-855 in the Circuit Court of Davidson County, Tennessee. This sale and conveyance of the above described property was approved by Order entered on November 9, 2016, in the Guardianship of Georgia May Fleming under Docket No. 16P-856 in the Circuit Court of Davidson County, Tennessee, Probate Division, and by Order entered on November 9, 2016, in the Guardianship of Iris Catherine Marable May Fleming under Docket No. 16P-855 in the Circuit Court of Davidson County, Tennessee, Probate Division. Certified copies of both Orders are recorded simultaneously herewith.

James B. May joins in the execution of this instrument in his capacity as Administrator of the Estate of Catherine A. Fleming, having been named as Administrator pursuant to Agreed Order for Intestate Administration entered on June 21, 2016 under Docket No. 16P-791 in the Seventh Circuit Court of Davidson County, Tennessee, Probate Division.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes for the current year, which have been prorated and paid by Grantor; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is IMPROVED property known as **6405 Robertson Avenue; Nashville, TN 37209.**

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.

Witness my hand this the 18th day of November, 2016.

James B. May, Guardian of Georgia May Fleming

James B. May, Guardian of Georgia May Fleming

James B. May, Guardian of Iris Catherine Marable May Fleming

James B. May, Guardian of Iris Catherine Marable May Fleming

James B. May, Administrator of the Estate of Catherine A. Fleming

James B. May, Administrator of the Estate of Catherine A. Fleming

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **James B. May, Guardian of Georgia May Fleming,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the Guardian of Georgia May Fleming, the within named bargainor, and who acknowledged that he executed the within instrument as her Guardian for the purposes therein contained, having been so authorized..

Witness my hand and official seal this the 18th day of November, 2016.

My Commission expires: 1-6-20

Notary Public

JAMES A. WAECHTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **James B. May, Guardian of Iris Catherine Marable May Fleming,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the Guardian of Iris Catherine May Fleming, the within named bargainor, and who acknowledged that he executed the within instrument as her Guardian, for the purposes therein contained, having been so authorized.

Witness my hand and official seal this the 18th day of November, 2016.

My Commission expires: 1-6-20

Notary Public

JAMES A. WAECHTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **James B. May, Administrator of the Estate of Catherine Ann Fleming,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the Administrator of the Estate of Catherine Ann Fleming, within named bargainor, and who acknowledged that he executed the within instrument for the purposes therein contained, having been so authorized.

Witness my hand and official seal this the 18th day of November, 2016.

My Commission expires: 1-6-20

Notary Public

JAMES A. WAECHTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN