THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF DAVIDSON
Bankers Title & Escrow Corp. 5107 Maryland Way, Ste. 115 Brentwood, TN 37027	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 385,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF January, 2017. Notary Public MY COMMISSION EXPIRES: _____ (AFFIX SEAL)

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires January 9, 2018

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Benjamin M. Barrett	NEW OWNER	MAP & PARCEL
475 Brentview Hills Drive		160-04-0-121.00
Nashville, TN 37220		
(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, I, **Thomas E. Baker, married**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Benjamin M. Barrett, unmarried**

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. 47 on the Plan of Brentview Hills, of record in Plat Book 3300, Pages 43 and 44, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 47 fronts 99 feet on the Southerly side of Brentview Hills Drive and extends back 596.51 feet on the Easterly line and 596.51 feet on the Westerly line, to a dead line in the rear on which it measures 84 feet.

Being the same property conveyed to Roy L. Weeks and wife, Sue V. Weeks by Warranty deed from Harold W. Shaw and wife, Elsie M. Shaw of record in Book 5644, page 910, Register's Office for Davidson County, Tennessee, dated August 29, 1980 and recorded on September 02, 1980. The said Roy L. Weeks predeceased Sue V. Weeks and left her as the surviving tenant by the entirety; the said Sue V. Weeks having died on May 14, 2016 leaving a Last Will Testament filed with the Probate Court of Davidson County, Tennessee under Probate Docket No. 16P-907.

Being the same property conveyed to Thomas E. Baker by Executor's deed from Thomas E. Baker, Executor of the Estate of Sue V. Weeks, deceased of record in Instrument No. 20160720-0074552 Register's Office for Davidson County, Tennessee, dated July 19, 2016 and recorded on July 20, 2016. Said property has never been the primary residence of Grantor or spouse.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (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 () UNIMPROVED

(X) IMPROVED property known as **475 Brentview Hills Drive, Nashville, TN 37220.**

BILL GARRETT, Davidson County
Trans: T20170008756 DEEDWARR
Recvd: 01/30/17 15:44 2 pgs
Fees: 13.00 Taxes: 1424.50
20170130-0009897

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 25th day of January, 2017.

Thomas E. Baker

Thomas E. Baker

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Thomas E. Baker** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 25th day of January, 2017.

My Commission expires: 11/3/20

Notary Public

SAMUEL F. ANDERSON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named the bargainor__, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor__, and who acknowledged that_____ executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 25th day of January, 2017.

My Commission expires: _____

Notary Public