Davidson County DEEDWARR
Recvd: 04/26/11 15:26 4 pgs
Fees:22.00 Taxes:0.00
20110426-0031973

This Instrument Prepared By:
Sherrard & Roe PLC (TJS)
150 3rd Ave. South, Suite 1100
Nashville, TN 37201

EXECUTOR'S DEED

Address New Owners:
Ronald O. Baird Family Trust
Cheryl D. Baird, Marc Dennis
and John Dennis, Co-Trustees
413 Prestwick Court
Nashville, TN 37205

Send Tax Bills To:
same

Map/Parcel Number:
Map 103-16
Parcel 73

WHEREAS, Ronald O. Baird (the "Decedent") died on February 3, 2011 and the Decedent's Last Will and Testament dated April 22, 2005 was admitted to probate on February 22, 2011, as File No. 11P-281 in the Seventh Circuit Court for Davidson County, Tennessee (Probate Division) (the "Will");

WHEREAS, Cheryl D. Baird is the duly appointed Executor (the "Executor") of the Decedent's Estate (the "Estate") under the Will; and

WHEREAS, the Executor desires to convey all of the Decedent's right, title and interest in and to certain real property located in Davidson County, Tennessee, described on Exhibit A attached hereto and incorporated herein by this reference (the "Property") to Cheryl D. Baird, Marc Dennis and John Dennis, Co-Trustees, and their successors in trust, of the Ronald O. Baird Family Trust in order to settle matters of the Estate in accordance with the terms of the Will;

NOW, THEREFORE, in consideration of the foregoing premises and no other monetary consideration, the Executor hereby transfers, and conveys all of the Executor's right, title and interest in the Property to Cheryl D. Baird, Marc Dennis and John Dennis, Co-Trustees, and their successors in trust, of the Ronald O. Baird Family Trust (the "Beneficiary").

This Property is being transferred expressly subject to all limitations, restrictions and encumbrances that may affect the Property.

Co-Trustees shall have full authority and discretion to convey, improve, lease, encumber, or in any other manner deal with and administer the real property interests described herein, without the approval of any court, the joinder of any beneficiary, or the disclosure of the identity of any beneficiary of the Trust.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to the Beneficiary, its successors and assigns, forever; and the Executor hereby transfers, assigns, and sets over unto the Beneficiary, all of the Estate's right, title and interest in the said Property with full benefit of the Executor's warranties to the maximum extent that she can or should do as Executor, but not further or otherwise.

IN WITNESS WHEREOF, the Executor has executed this instrument this 26th day of April, 2011.

Cheryl D. Baird

Cheryl D. Baird, Executor
Estate of Ronald O. Baird

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for said State and County, Cheryl D. Baird, who upon oath acknowledged that she is the Executor of the Estate of Ronald O. Baird, deceased (the "Estate"), the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who further acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, this 26th day of April, 2011.

Notary Public

My Commission Expires: 9/8/2013

BEVERLY SEBASTIAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
Beverly Sebastian
My Commission Expires
September 8, 2013
STATE OF TENNESSEE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

This transfer is exempt from taxation pursuant to T.C.A. 67-4-409 (a)(3)(D).

Carla L Lovell

Affiant

Subscribed and sworn to before me this 26th day of April, 2011.

Notary Public

My Commission Expires: 9/8/13

BEVERLY SEBASTIAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
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EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 33 of Kimpalong Place, of record in Book 547, page 18, Register's Office for Davidson County, Tennessee to which reference is hereby made for a more complete description.

Being the same property conveyed to Ronald O. Baird and wife, Cheryl D. Baird, as tenants in common, by deed from John H. Sutton and wife, Kay B. Sutton, of record in Book 10791, page 483, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters appearing on the plan of record in Book 547, page 18, said Register's Office.

This is improved property known as 3910 Kimpalong Avenue, Nashville, Tennessee 37205.

CERTIFICATE OF AUTHENTICITY

I, Thomas J. Sherrard, 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.

Thomas J. Sherrard

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public in and for the County and State aforesaid, personally appeared, Thomas J. Sherrard, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledges this certification of an electronic document is true and correct.

WITNESS my hand and seal at office in Nashville, Tennessee, this 26th day of April, 2011.

Notary Public

My Commission Expires: 9/8/13

BEVERLY SEBASTIAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
Beverly Sebastian
My Commission Expires
September 8, 2013
STATE OF TENNESSEE