6

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120040766 DEEDWARR
Recvd: 06/04/12 11:21 2 pgs
Fees:13.00 Taxes:1073.00
20120604-0048253

STATE OF TENNESSEE
COUNTY OF COUNTY

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$290,000.00**

M Catherine Smith
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1ST DAY OF JUNE, 2012.

J. DYKE TATUM NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TN

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Blvd., Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
M Catherine Smith	**M Catherine Smith**	**131070B25800CO**
(NAME)	(NAME)	
4400 Belmont Park Terrace #258	**4400 Belmont Park Terrace #234**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	**Nashville, TN 37215**	
(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, WE, **William Baird,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **M Catherine Smith,** 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:

A certain tract or parcel of land in Davidson County, Sate of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Building Site No. 258 on the Plan of Arden Place, Section X, as of record in Book 5210, Page 218, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to William Baird by deed dated January 17, 2006 from Anne R. Gillig, a widow of record in Instrument No. 20060118-0006659, Register's Office for Davidson County, Tennessee.

(1) 2012 Taxes constitute a lien against said property, but are not yet due and payable. (2) Subject to any and all matters shown on the Plat of Arden Place, Section X, of record in Book 5210, Page 218, Register's Office for Davidson County, Tennessee. (3) Declaration of Covenants, Conditions and Restrictions of record in Book 4754, Page 455, said Register's Office. (4) First Supplemental Declaration of Covenants, Conditions and Restrictions of record in Book 4819, Page 564, said Register's Office. (5) Second Supplemental Declaration of Covenants, Conditions and Restrictions of record in Book 4916, Page 277, said Register's Office. (6) Third Supplemental Declaration of Covenants, Conditions and Restrictions of record in Book 5019, Page 942, said Register's office. (7) Fourth Supplemental Declaration of Covenants, Conditions and Restrictions of record in Book 5091, page 66, said Register's Office. (8) Fifth Supplemental Declaration of Covenants, Conditions and Restrictions of record in Book 5129, page 120, said Register's Office. (9) Sixth Supplemental Declaration of Covenants, Conditions and Restrictions of record in Book 5163, Page 384, said Register's Office. (10) Seventh Supplemental Declaration of Covenants, Conditions and Restrictions of record in Book 5231, Page 375, said Register's Office. (11) Eighth Supplemental Declaration of Covenants, Conditions and Restrictions of record in Book 5351, Page 592, said Register's Office. (12) Ninth Supplemental Declaration of Covenants, Conditions and Restrictions of record in Book 5514, Page 636, said Register's Office. (13) Restrictive Covenants of record in Book 4628, Page 473, said Register's Office. (14) Articles of Incorporation of Arden Place Home Owners Association, Inc. of record in Book 4749, Page 635, said Register's Office.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

unimproved ☐

This is improved ☒ property, known as **4400 Belmont Park Terrace #258, Nashville, TN 37215**

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 **1st day of June, 2012**.

William Baird

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, of State and County aforesaid, personally appeared **William Baird** with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the person who executed the foregoing instrument for the purpose therein contained, and that he executed the same as his free act and deed.

Witness my hand and official seal at Nashville, Tennessee this 1st day of June, 2012.

Commission expires: May 6, 2013

I. Dyke Tatum, Notary Public

I. DYKE TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN