BILL GARRETT, Davidson County
Trans:T20130055947 DEEDWARR
Recvd: 07/01/13 16:09 4 pgs
Fees:23.00 Taxes:2830.50
20130701-0067951

This Instrument Prepared By:
Amanda Holcomb
Foltz Martin Knapp, LLC,
Five Piedmont Center, Suite 750
3525 Piedmont Road, NE
Atlanta, Georgia 30305

WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL:
Artisan on 18th, LLC 3200 West End Ave., Ste 500 Nashville, TN 37203	Same	092 16 0 323.00

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, and other good and valuable consideration, receipt of which is hereby acknowledged, **CHERYL D. BAIRD** (the "Grantor"), has bargained and sold and does hereby transfer and convey unto **ARTISAN ON 18TH, LLC**, a Tennessee limited liability company (the "Grantee"), its successors and assigns, a certain tract of land located in Davidson County, Tennessee and described as follows (the "Property"):

Land in Davidson County, Tennessee, being Lot No. 146 in O.B. Hayes's Second Plan of Small Lots, as of record in Plan Book 1, page 81, Chancery Court at Nashville, Tennessee.

Said Lot No. 146 fronts 50' on the west side of Eighteenth Avenue, South, formerly Lamar Street or Shields Avenue and runs back between parallel lines 150' to any alley.

Being the same property conveyed to CHERYL D. BAIRD, by deed from NELL FROSH HAGGARD, of record in Instrument No. 20091021-0097488, dated October 21, 2009, said Register's Office.

This is improved property known as 1800 Chet Atkins Place, Nashville, Davidson County, Tennessee 37205.

TO HAVE AND TO HOLD the Property, together with all the appurtenances and hereditaments thereunto belonging or in anywise appertaining, to the said Grantee, its successors and assigns, forever.

AND Grantor does hereby covenant with Grantee that it is lawfully seized and possessed of the Property in fee simple and that it has good right to sell and convey the same.

AND Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the Property against the lawful claims of all persons whomsoever, subject however to the matters set forth on **Exhibit A.**

{Remainder of Page Intentionally Left Blank}

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 26th day of June, 2013.

Cheryl D. Baird (SEAL)
CHERYL D. BAIRD

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Cheryl D. Baird, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office, on this the 26th day of June, 2013.

Darlene M. Christian
Notary Public

My Commission Expires: 11/19/13

DARLENE M. CHRISTIAN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF Georgia
COUNTY OF Fulton

The actual consideration or value, whichever is greater, for this transfer is $765,000.00

AFFIANT

Subscribed and sworn to before me this
13 day of June, 2013.

NOTARY PUBLIC

My Commission Expires:

ROBIN P WILLIAMSON NOTARY PUBLIC GEORGIA CHEROKEE COUNTY EXPIRES AUG. 20, 2013

Exhibit A to Warranty Deed
Permitted Exceptions

1. All matters of record and those matters which would be disclosed by an accurate survey and inspection of the Property.

2. Taxes for the year 2013 and all subsequent years.

3. Unrecorded claims for liens for labor and material furnished for improvements of the Property.

4. All zoning ordinances, regulations and conditions.

5. Easement(s) of record in Book 3646, Page 401 and Instrument No. 20091021-0097091, Register's Office Davidson County, Tennessee.

6. All building, land use and other governmental requirements and regulations as pertains to the Property.