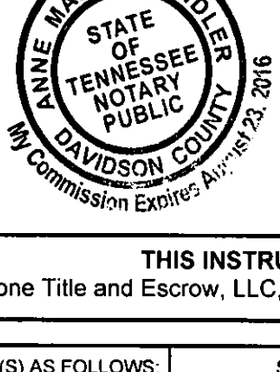
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $40,000.00

Carmen Coats
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th day of December, 2013.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Touchstone Title and Escrow, LLC, 318 Seaboard Lane, Suite 114, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
David J. Baird	New Owner	0911-202-7800
(NAME)	(NAME)	
5007 Wyoming Ave		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20130104663 DEEDWARR
Recvd: 12/16/13 14:09 2 pgs
Fees:13.00 Taxes:148.00

20131216-0126902

For and consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, Charles Jackson, Sr., married, Charles Jackson, Jr., married, Uere Jackson, married, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto David J. Baird and Rachel M. Guilbeau, husband and wife, 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:

Being the southerly part of Lot No. 20 on the plan of the Tarriff Reform Addition to Nashville, as of record in Book 161, page 32, 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 Uere C. Jackson, Charles Jackson Sr., and Charles Jackson, Jr., by Final Decree Confirming, File- Tax Civil Action Number 98-712-111 in the Chancery Court of Davidson County, Tennessee of record in Book 11353, page 646, Register's office for Davidson County Tennessee.

Grantors warrant that they has never lived in the subject property as a married person and that the subject property is not subject to any marital rights therein.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities of record.

unimproved ☑

This is improved ☐ property, known as 3906 Alabama Avenue, Nashville, TN 37209
(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 our hands this 12th day of December, 2013.

Charles Jackson, Sr.

Charles Jackson, Jr.

Uere Jackson

STATE OF TENNESSEE

COUNTY OF

On this 12th day of December, 2013, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Charles Jackson, Sr., Charles Jackson, Jr., and Uere Jackson**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:
1-27-15

Notary Public,

KIMBERLY HOLLINGSHEAD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY