Address New Owner:	Send Tax Bills to:	Map-Parcel Numbers
Luke R. Laird and Beth M. Laird c/o The KSCO PO Box 158484 Nashville, TN 37215	Same as New Owner	Map: 104-08 Parcel: 342.00
This instrument prepared by: David B. Gray, Hix & Gray, PLC 315 Deaderick Street, Suite 1230, Nashville, TN 37238		

WARRANTY DEED

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are acknowledged, **Kerry Collins** ("Grantor") has bargained and sold, and hereby transfers and conveys to **Luke R. Laird and wife, Beth M. Laird** ("Grantee"), their heirs and assigns, certain land in Davidson County, Tennessee, being more particularly described as follows:

Land in Davidson County, Tennessee, being part of Lot No. 41 on the Plan of O.B. Hayes Large Lot, called "Rokeby", as of record in Book 21, page 87, Resister's Office for Davidson County, Tennessee, more particularly described as follows:

Beginning at a point in the easterly margin of 16th Avenue South, formerly Belmont Avenue as widened 220 feet south of the south line of Weston Avenue and being the northwest corner of C.D. Hyde's Lot; thence, with the easterly margin of said 16th Avenue South, southerly 55 feet; thence at right angles easterly 144 feet more or less to the westerly margin of an alley; thence, with the westerly margin of said alley northerly 55 feet to a point; thence, westerly 144 feet, more or less, to the beginning.

Being the same property conveyed to Kerry Collins, a married man, by deed dated January 29, 2010, from June McHugh and spouse, Thomas L. Gould, as of record in Instrument No. 20100129-0007502, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the Property with all appurtenances, estate, title, and interest thereto belonging to Grantee, their heirs and assigns, forever.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, existing easements and restrictions, if any, and right-of-way for public utilities, all matters as shown on subdivision plan of record in Book 21, page 87, Register's Office for Davidson County, Tennessee; 2013 taxes have been prorated and assumed by the Grantee.

Grantor covenants with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple; that Grantor has a good right to convey the Property, and that the Property is unencumberedexcept as set forth herein.

Grantor further covenants to warrant and forever defend the title to the Property to Grantee, their heirs and assigns, against the lawful claims of all persons.

This is improved property, known as **1508 16th Avenue South, Nashville, TN 37212.**

BILL GARRETT, Davidson County
Trans:T20130105306 DEEDWARR
Recvd: 12/18/13 10:01 2 pgs
Fees:13.00 Taxes:2238.50
20131218-0127759

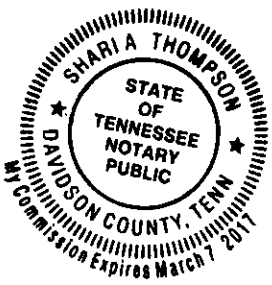
EFFECTIVE as of the 16th day of December, 2013.

Kerry Collins

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Kerry Collins, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 16th day of December, 2013.



Notary Public
My Commission Expires: _____

(SEAL)

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $605,000.00.

Beth M Laird
AFFIANT

Subscribed and sworn to before me this 16th day of December, 2013.



NOTARY PUBLIC
My Commission Expires: _____