PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys at Law
104 Woodmont Blvd., Suite 100
Nashville, Tennessee 37205
Phone (615) 298-3312 - Fax 292-8746

BILL GARRETT, Davidson County
Trans:T20140024733 DEEDWARR
Recvd: 04/11/14 13:28 2 pgs
Fees:13.00 Taxes:1794.50
20140411-0030580

Christy Wilkins Ivey *Percy Wilkins, Jr. (retired)*

W & I Ref:(DM) Title No: 53337
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
The Baird Graham Company, LLC 4204 Lone Oak Road Nashville, Tennessee 37215	New Owner

TAX MAP-PARCEL NUMBERS: 10304024300

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$485,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Anne Clayton Martin, unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **The Baird Graham Company, LLC,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 31 on the Plan of West End Annex as subdivided by the Sylvan Park Land Company as of record in Book 332, page 61, Register's Office for said County.

Said Lot No. 31 fronts 100 feet on the northerly side of Colorado Avenue, formerly 9th Street or Avenue and runs back between parallel lines 162.9 feet more or less to an alley.

Being the same property conveyed to Anne C. Martin by Warranty Deed from Gerald E. Webber and wife, Trey F. Webber, dated September 26, 1996 and recorded on October 3, 1996 of record in Book 10213, page 282, Register's Office for Davison County, Tennessee. By Quitclaim Deed dated June 25, 2001, recorded November 19,2001 of record in Doc. No. 20011119-0126194, said Register's Office, subject property was conveyed to Anne C. Martin and husband, Richard Abernathy and James C. Martin and wife, Ada P. Martin. Said property was further conveyed to Anne C. Martin and husband Richard Abernathy by Quitclaim Deed dated November 29,2012, recorded December 4, 2012, of record in Doc. No. 20121204-0111642, said Register's Office, Richard Andrew Abernathy conveyed his interest in subject property to Anne Clayton Martin.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2014, and subsequent years; All Matters show on the Plan, with Owner's Certificate, of record in Book 332 Page 61, said Register's Office.

This is improved property, known as: 4310 Colorado Avenue, Nashville, Tennessee 37209

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 10th day of April, 2014.

Anne Clayton Martin

State of TENNESSEE
County of DAVIDSON

On this 10th day of April, 2014 , before me the undersigned authority, personally appeared Anne Clayton Martin, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

DIANE K. MANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 01-24-2017

My Commission Expires:

Notary

DIANE K. MANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 01-24-2017

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $485,000.00

Affiant

Sworn and subscribed before me this the 10th day of April, 2014

ANGELA Y. POSTON-WILLIAMSON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Notary Public

My Commission Expires: 5/20/14