BILL GARRETT, Davidson County
Trans:T20140039182 DEEDWARR
Recvd: 06/04/14 11:08 2 pgs
Fees:13.00 Taxes:185.00
20140604-0048321

THIS INSTRUMENT PREPARED BY: WESLEY D. TURNER **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 150 THIRD AVENUE SOUTH SUITE 1700 NASHVILLE, TENNESSEE 37201 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $50,000.00. Affiant Subscribed and sworn to before me, this 3rd day of June, 2014. Notary Public My Commission Expires:

WESLEY D. TURNER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires November 5, 2014

Address New Owner As Follows: The Baird Graham Company, L.L.C. a Tennessee limited liability company 2911 Woodlawn Drive Nashville, TN 37215	Send Tax Bills To: Same	Map-Parcel Number: 103070A00600CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **KNOB ROAD LAND, LLC, a Tennessee limited liability company**, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and conveys unto **THE BAIRD GRAHAM COMPANY, L.L.C., a Tennessee limited liability company**, hereinafter called the Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 6 as shown on the map entitled Final Plat Greenway Glen Subdivision of record as Instrument No. 20090127-0007125, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being part of the same property conveyed to Knob Road Land, LLC, a Tennessee limited liability company, by deed from Paul F. Soper, Trustee of the Mary Lee Proctor O'Neil Living Trust, established by the Revocable Trust Agreement of Mary Lee Proctor O'Neil,

dated 6-23-04, with full power to sell, transfer, mortgage and convey, of record at Instrument No. 20070809-0095590, Register's Office for Davidson County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. Metropolitan Davidson County 2014 taxes, a lien, not yet due and payable, which have been prorated and assumed by Grantee. By acceptance of delivery of this instrument, Grantee assumes and agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. All matters as shown on the Plan of record as Instrument No. 200901270007125, Register's Office for Davidson County, Tennessee.

3. Declaration of Covenants, Conditions and Restrictions for Greenway Glen Subdivision of record as Instrument No. 200901160004307, said Register's Office.

4. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record as Instrument No. 200804210040552, said Register's Office.

5. Matters shown on the Plan of record in Book 1424, page 145, Register's Office for Davidson County, Tennessee.

This is improved property known as: **425 Greenway Glen Way, Nashville, TN 37215**.

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, its successors and assigns, forever; and Grantor covenants with the said Grantee that they are lawfully seized 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; and further covenant and binds its self, its successors and assigns, to warrant and forever defend the title to the said land to the said Grantee, its successors and assigns, against the lawful claims of all person whomsoever.

WITNESS my hand this 3rd day of June, 2014.

KNOB ROAD LAND, LLC,
a Tennessee limited liability company

By: _____
Karl Haury, Jr., President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **KARL HAURY, JR.**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the **President**, of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 3rd day of June, 2014.

_____
Notary Public

My Commission Expires: _____

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires November 5, 2014