THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 14081772**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $775,000.00. Affiant Subscribed and sworn to before me, this 29th day of August, 2014. Notary Public My Commission Expires:

BILL GARRETT, Davidson County
Trans:T20140065887 DEEDWARR
Recvd: 09/04/14 13:49 2 pgs
Fees:13.00 Taxes:2867.50
20140904-0081064

SHIRA HUGHES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 11-03-2017

WARRANTY DEED

Address New Owner: Todd Prevost, Noble Judy, and Jess Judy 1523A Ashwood Avenue Nashville, TN 37209	Send Tax Bills To: Kinderton Properties 4124 Crestridge Drive Nashville, TN 37204	Tax Information: Tax Parcel ID No. 10416035200

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Cheryl D. Baird, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Todd Prevost, Noble Judy, and Jess Judy as joint tenants with rights of survivorship** ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land Davidson County, Tennessee, being the Northerly 50 feet of Lot No. 127, on the plan of Belmont Land Company's Property called "Belmont Heights", as shown on plat of record in Plat Book 421, Page 34, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Said part of Lot No. 127 fronts 50 feet on the Easterly side of Belmont Boulevard and runs back between parallel lines, with the Easterly margin of Ashwood Avenue, 186 feet to an alley.

Being the same property conveyed by Quitclaim Deed from Cheryl D. Baird, Marc Dennis and John Dennis, Co-Trustees of the Ronald O. Baird Family Trust to Cheryl D. Baird as recorded on the 26th day of April, 2011 in Instrument No. 20110426-0031995; Executor's Deed from Cheryl D. Baird, Executor to Cheryl D. Baird, Marc Dennis and John Dennis, Co-Trustees, and their successors in trust, of the Ronald O. Baird Family Trust as recorded on the 26th day of April, 2011 in Instrument No. 20110426-0031977; Probate No. 11P281; Quitclaim Deed from G. Michael Yopp, as Trustee to Ronald O. Baird and Cheryl D. Baird, as tenants in common as recorded on the 9th day of September, 1996 in Deed Book 10184, Page 39 and Warranty Deed from Ray W. Robins and Brian Robins to Ronald O. Baird and wife Cheryl Baird as recorded on the 15th day of December, 1995 in Deed Book 9889, Page 979, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2014 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of BELMONT LAND CO'S PLAN, as recorded in Plat Book 421, Page(s) 34.

Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records.

This is improved property located at 1523 A Ashwood Avenue, Nashville, TN 37209 formerly 2200 Belmont Blvd Nashville TN 37209

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 28th day of August, 2014.

Cheryl D. Baird

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Cheryl D. Baird, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28th day of August, 2014.

Notary Public

My Commission Expires: _____

