Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #14-1296

BILL GARRETT, Davidson County
Trans:T20140082395 DEEDWARR
Recvd: 10/31/14 15:23 3 pgs
Fees:18.00 Taxes:1517.00
20141031-0100858

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned Steven J. Bogacki, and Michelle A. Clark, as joint tenants with right of survivorship as to an undivided one-half interest and Raymond L. Clark and wife, Lela Clark each couple as to an undivided one-half interest as joint tenants with the rights of survivorship, hereinafter called the Grantor, has bargained and sold, and by these presents does hereby transfer and convey unto The Baird Graham Company, LLC, a Tennessee limited liability company,, 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. 14 on the Plan of Birdhaven, of record in Book 1130, Page 30, Register's Office for said County. Said Lot No. 14 fronts 75 feet on the westerly margin of Oriole Place and extends back between parallel lines 200 feet to a dead line, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Steven J. Bogacki and Michelle A. Clark, as joint tenants with the rights of survivorship as to an undivided one-half interest and Raymond L. Clark and wife, Lela Clark each couple as to an undivided one-half interest as joint tenants with the right of survivorship by Quitclaim Deed from Steven J. Bogacki and wife, Michelle C. Bogacki and Raymond L. Clark and wife, Lela Clark each couple as to an undivided one-half interest as tenants by the entirety of record in Book 10971, Page 427, dated June 9, 1998, Register's Office for Davidson County, Tennessee.

Michelle A. Clark and Michelle C. Clark are one and the same person.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 4105 Oriole Place, 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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has 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. 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 THE EXECUTION HEREOF this 30th day of October, 2014.

Steven J. Bogacki

Michelle A. Clark

Raymond L. Clark by Michelle C. Clark attorney in fact

Lela Clark by Michelle C. Clark attorney in fact

Raymond L Clark by Michelle C. Clark, Attorney-in-Fact

Lela Clark by Michelle C. Clark, Attorney-in-Fact

State of Tennessee)
County of Davidson)

On this 30th day of October, 2014, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Steven J. Bogacki and Michelle A. Clark, the bargainor(s), 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.

KENNETH M. BALLEW STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

Notary Public

My Commission Expires: 5-8-17

State of Tennessee
County of Davidson

On this the 30th day of October, 2014, before me personally appeared Michelle C. Clark, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Raymond L. Clark acknowledged that such person executed the same as the free act and deed of Raymond L. Clark.

KENNETH M. BALLEW STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

Notary Public

My commission expires: 5-8-17

State of Tennessee
County of Davidson

On this the 30th day of October, 2014, before me personally appeared Michelle C. Clark, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Lela Clark acknowledged that such person executed the same as the free act and deed of Lela Clark.

KENNETH M. BALLEW STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

Notary Public

My commission expires: 5-8-17

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 410,000.00.

Affiant

Sworn and subscribed before me on this the 30th day of October, 2014.

Notary Public

My Commission Expires: 5-8-17

KENNETH M. BALLEW
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
The Baird Graham Company, LLC 4204 Lone Oak Road Nashville, TN 37215	Owner	117-15-130