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

39-B
File #15-1066

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 **The Baird Graham Company, L.L.C.**, hereinafter called the Grantor, has bargained and sold, and by these presents does hereby transfer and convey unto **Daniel E. Dulek, and Kathryn L. Carlson, husband and wife**, 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. 2 on the Plan of Resubdivision of Lot 31, on the Plan of West End Annex, of record as Instrument No. 20140623-0054557, 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 The Baird Graham Company, L.L.C. by Warranty Deed from Anne Clayton Martin, unmarried in the amount of $485,000.00 dated April 10, 2014, of record as Instrument No. 20140411-0030580, Register's Office for Davidson County, Tennessee.

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: 4308 Colorado Avenue, Nashville TN, 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 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 13th day of April, 2015.

The Baird Graham Company, L.L.C.

BY: L. Baird Graham,
Sole Member

BILL GARRETT, Davidson County
Trans:T20150028316 DEEDWARR
Recvd: 04/15/15 13:49 2 pgs
Fees:13.00 Taxes:2635.60
20150415-0033358

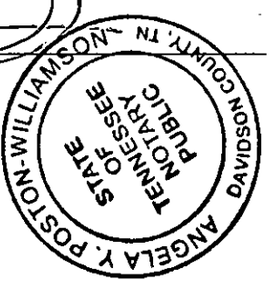
STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared L. Baird Graham with whom I am personally acquainted and who upon their oath acknowledges himself to be the Sole Member of The Baird Graham Company, L.L.C., the within named bargainor, and that as such Sole Member being authorized to do so, executed the foregoing instrument for the purposes contained therein.

Witness my hand and official seal at Nashville, TN on this the 13th day of April, 2015.

Notary Public

Commission Expires: 5/8/18



State of Tennessee)
County of Davidson)

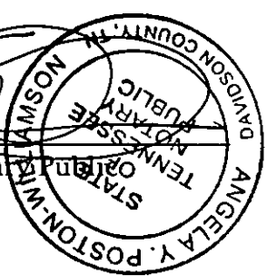
The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 712,325.00.

Affiant

Sworn and subscribed before me on this the 13th day of April, 2015.

Notary Public

My Commission Expires: 5/8/18



NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
Daniel E. Dulek 4308 Colorado Avenue Nashville, TN 37209	Owner	103-4-481.00