STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $271,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF May, 2015.

Notary Public
MY COMMISSION EXPIRES: 3/24/18
File No. G15-1567D

SUMNER COUNTY TENNESSEE NOTARY PUBLIC STATE OF TRUDY MILLIKEN

BILL GARRETT, Davidson County
Trans:T20150041006 DEEDWARR
Recvd: 05/27/15 13:49 2 pgs
Fees:13.00 Taxes:1002.70
20150527-0048697

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Holly E. Baird and Adam B. Baird, wife and husband (NAME)	Farmington Mortgage, (NAME)	14-112
7356 Bidwell Road (STREET ADDRESS)	a Division of Capstar Bank 2002 Richard Jones Road, Suite 300A (STREET ADDRESS)	
Joelton, TN 37080 (CITY) (STATE) (ZIP)	Nashville, TN 37215 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBYACKNOWLEDGED, WE, **Jared M. Vester and Lydia Jordan Vester, husband and wife**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Holly E. Baird and Adam B. Baird, wife and husband,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

Land in the 14th Civil District of Davidson County, Tennessee, being Lot No. 59 on a survey of Division No. 2, H.T. Hays Tract, described according to a survey made by D.E. Boner and E. Medlin, December 20, 1963, as follows:

Beginning at a point in the northeast margin of Bidwell Road, 6,142 feet from the margin of Old Clarksville Pike; thence North 59° East 742.4 feet to a point; thence South 2°45' West 181.44 feet to a point; thence South 59° West 642.8 feet to a point in the northeast margin of Bidwell Road; thence with the margin of the same, North 150 feet to the beginning, containing 2.34 acres, more or less.

BEING the same property conveyed to James R. Gilliam and wife, Elizabeth T. Gilliam, by Deed dated March 26, 1968 from Guy Bates and wife, Clara Groom Bates of record in Book 4222, page 602, said Register's Office. The said James R. Gilliam having since died December 22, 1974 leaving the subject property vested in Elizabeth T. Gilliam as the surviving tenant by the entirety. The said Elizabeth T. Gilliam having since died October 10, 2012. Pursuant to the Last Will and Testament of Elizabeth T. Gilliam probated under Case No. 12P1687 in the Seventh Circuit Court of Davidson County, Tennessee, Probate Division, the subject property was devised to Jared M. Vester.

FURTHER BEING the same property conveyed to Jared M. Vester and wife, Lydia Jordan Vester from Jared M. Vester, Executor of Estate of Elizabeth T. Gilliam, by Quit Claim Deed dated September 25, 2013, as Instrument No. 20131008-0105669, in the Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

The 2014 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 7356 Bidwell Road, Joelton, TN 37080.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever, and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out, and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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 my/our hand(s) this 22nd day of May, 2015.

Jared M. Vester — May 22, 2015 Date

Lydia Jordan Vester — May 22, 2015 Date

STATE OF Tennessee

COUNTY OF Davidson }

Personally appeared before me, the undersigned , a Notary Public in and for said County and State, the within named Jared M. Vester and Lydia Jordan Vester, husband and wife, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 22nd day of May, 2015.

My Commission Expires: 3/27/18

Notary Public

MICHAEL T. MOSER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066