STATE OF Tennessee
COUNTY OF Davidson

BILL GARRETT, Davidson County
Trans:T20150041031 DEEDWARR
Recvd: 05/27/15 14:19 2 pgs
Fees:13.00 Taxes:953.49
20150527-0048709

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $257,700.00.

Affiant

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

Notary Public
MY COMMISSION EXPIRES: 3-22-18
File No. G15-1644D

TAMMY MORRIS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Karen Taylor, Tyler Moyer and Kaitlin Moyer, husband and wife (NAME)	New Owner (NAME)	61-15-353
1117 Stratford Avenue (STREET ADDRESS)	" (STREET ADDRESS)	
Nashville, TN 37216 (CITY) (STATE) (ZIP)	" (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, **Adam B. Baird, married**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Karen Taylor,** unmarried **, and Tyler Moyer and Kaitlin Moyer, husband and wife, tenants in common with the right of survivorship,** 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 Davidson County, Tennessee, being the westerly one-half of Lot No. 294 on the plan of MAP OF INGLEWOOD PLACE, as shown by plat of record in Plat Book 332, Page 101, in the Register's Office for Davidson County, Tennessee.

Said westerly part of Lot No. 294 fronts 50 feet on the northerly side of Stratford Avenue and runs back between parallel lines 205 feet to a dead line, measuring 50 feet thereon.

BEING the same property conveyed to Adam B. Baird from John Ryan and wife, Kathryn Snell-Ryan, by Deed dated July 23, 2008, as Instrument No. 20080730-0077746, in the Register's Office for Davidson County, Tennessee.
Holly Baird joins in this conveyance for the purpose of conveying any interest she may have in said property, particularly her marital interest.

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

1. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Plat Book 332, page 101, Register's Office for Davidson County, Tennessee.

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 1117 Stratford Avenue, Nashville, TN 37216.

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.

Adam B. Baird _____ May 22, 2015
Adam B. Baird Date

Holly Baird _____ May 22, 2015
Holly Baird Date

STATE OF Tennessee

COUNTY OF Davidson }

SUMNER COUNTY TENNESSEE NOTARY PUBLIC STATE OF TENNESSEE NOTARY PUBLIC

Personally appeared before me, the undersigned , a Notary Public in and for said County and State, the within named Adam B. Baird and Holly Baird, 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: 8/27/2018 _____
Notary Public

STATE OF Tennessee

COUNTY OF Davidson }

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

Witness my hand, at office, this 22nd day of May, 2015.

My Commission Expires:_____ _____
Notary Public

PREPARED BY AND RETURN TO:

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