BILL GARRETT, Davidson County
Trans: T20150050598 DEEDWARR
Recvd: 06/24/15 13:20 2 pgs
Fees: 13.00 Taxes: 523.55
20150624-0060624

THIS INSTRUMENT PREPARED BY: CATHERINE H. GWYN **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 150 THIRD AVENUE SOUTH SUITE 1700 NASHVILLE, TENNESSEE 37201 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $141,500.00. Affiant Subscribed and sworn to before me, this ~~23rd~~ 24th day of June, 2015. Notary Public My Commission Expires: 9-22-2015

SUSANNA L. HALL NOTARY PUBLIC STATE OF TENNESSEE MONTGOMERY COUNTY

Address New Owner As Follows: Baird Brothers Partnership P.O. Box 589 Lebanon, TN 37088	Send Tax Bills To: NEW OWNER	Map-Parcel Number: 105 10 0A 409.00CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **LAURIE N. CHILDERS f/k/a Laurie N. Crisp, married**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **BAIRD BROTHERS PARTNERSHIP, A TENNESSEE GENERAL PARTNERSHIP**, hereinafter called the Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. D-12 , as shown on the map entitled Beechtree Condominiums, a horizontal property regime, of record in Master Deed in Book 11174, page 284 and amended in Book 11680, page 193, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Laurie N. Crisp, unmarried, by deed from Cabana, LLC, a Tennessee limited liability company, of record in Instrument No. 20001121-0115192, dated November 17, 2000, said Register's Office. The said Laurie N. Crisp has since married and is now known as Laurie N. Childers.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This is not now nor has it ever been the primary residence of the Grantor's spouse.

This conveyance is made subject to:

1. 2015 taxes, a lien not yet due and payable, which have been prorated and assumed by Grantee. By acceptance of delivery of this instrument, Grantee assumes and agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

2. The premises herein is a condominium apartment established pursuant to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Sections 66-27-101 et seq. of the Tennessee Code Annotated, as amended, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and buildings thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed and ByLaws establishing a Horizontal Property Regime of Beechtree Condominiums, of record in Book 11174, page 284 and amended in Book 11680, page 193, Register's Office for said County.

3. Easements contained in Master Deed of record in Book 11174, page 284 and amended in Book 11680, page 193, said Register's Office.

4. Right-of-Way Easement of record in Book 3183, page 65, said Register's Office.

5. Grant of Easement to Comcast of Nashville I, LLC of record as Instrument No. 20090930-0090862, said Register's Office.

6. Rights of others in and to the use of the common areas/elements.

This is improved property known as: **2020 Beech Avenue Unit D12, Nashville, TN 37204.**

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, its successors and assigns, forever; and Grantor covenants with the said Grantee that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and further covenants and binds herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, its successors and assigns, against the lawful claims of all person whomsoever.

WITNESS my hand this 23rd day of June, 2015.

Laurie N. Childers

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Laurie N. Childers, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 23rd day of June, 2015

(Seal)

CATHERINE H. GWYN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires June 21, 2016

Notary Public

My Commission Expires: 6.21.16

609347.1/2010969