 (Notary Stamp)	**STATE OF TENNESSEE** **COUNTY OF Davidson** The actual consideration or value, whichever is greater, for this transfer is $175,000.00 Affiant Subscribed and sworn to before me, this 15th day of July, 2015 Notary Public My commission expires: 5-27-19

THIS INSTRUMENT PREPARED BY
Solomon Parks Title & Escrow, LLC
8119 Isabella Lane, Suite 105
Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans:T20150058277 DEEDWARR
Recvd: 07/17/15 10:33 2 pgs
Fees:13.00 Taxes:647.50
20150717-0069982

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Lloyd W. Baldridge, Jr. and Pamela D. Baldridge	**New Owner**	**109-01-0-012.00 and 109-0**
308 Conifer Place		
Nashville, TN 37214		

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 HEREBY ACKNOWLEDGE, WE,

Gloria Anne Graves Gregory, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Lloyd W. Baldridge, Jr. and wife, Pamela D. Baldridge

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 Lot No. 95 on the Plan of Section Two Larchwood Subdivision, of record in Plat Book 5200, Pages 207 and 208, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description. Also being conveyed is a certain tract or parcel of land in Davidson County, Tennessee, described as follows to wit:

Beginning at an old U.S. Army Corp of Engineers survey monument located in the Easterly boundary line of Larchwood-Section 2, as resubdivided in Book 5200, Page 207, Register's Office for Davidson County, Tennessee; said monument also being a point in the common properly line between Lots No. 94 and No. 95 of said subdivision; thence along the Southerly property line of Lot No. 95, North 46 degrees 14' East, 159.47 feet to an old U.S. Army Corp of Engineers survey monument; thence leaving the said Lot No. 95 and along a new line South 25 degrees 44' 39" West 170.89 feet to an old U.S. Army Corp of Engineers survey monument; said monument also being the most Southeast corner of said Lot No. 94; thence with the Northerly, property line of Lot No. 94 North 43 degrees 11' West 59.82 feet to the point beginning. Being the same property conveyed to Gloria Anne Graves Gregory by Quitclaim deed from Leland H. Gregory, III of record in Instrument No. 20120921-0086151, Register's Office for Davidson County, Tennessee, dated July 27, 2012 and recorded on September 21, 2012, as corrected by Scrivener's Affidavit recorded on October 06, 2014, in Instrument No. 20141006-0092315, Register's Office for Davidson County, Tennessee. Being also known as 308 Conifer Place, Nashville, TN 37214.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

Subject to all matters shown on the Plan of record in Plat Book 5200, Pages 207 and 208, Register's Office for Davidson County, Tennessee.
Restrictions of record in Book 5479, Page 443, revised in Book 5681, Page 532, amended in Book 5688, Page 696 and revised in Book 6011, Page 130; , in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

This is improved property known as 308 Conifer Place, Nashville, TN 37214.

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 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. 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 my/our hand(s) this 15th day of July, 2015.

Gloria Anne Graves Gregory

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Gloria Anne Graves Gregory, the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that he/she/they executed this instrument for the purposes therein contained.

Witness my hand, at office, this 15th day of July, 2015.

Notary Public

My Commission Expires: 5-20-19

JESSICA GRAHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

File #: **315150**
RECORD & RETURN TO:
SOLOMON PARKS TITLE & ESCROW, LLC
4025 HILLSBORO ROAD # 601
NASHVILLE, TN 37215