File Box 8

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

39-B
File #15-1292

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., a Tennessee limited liability company,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **John Robert Markham, and Haley Ursic Markham, 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 Unit B of 4107 Oriole Place Cottages, a Horizontal Property Regime with Private Elements located in Nashville, Davidson County, Tennessee and described in a Declaration of Covenants, Conditions and Restrictions for Lincoln Cottages, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20141016-0095794, Register's Office for Davidson County, Tennessee. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of 4107 Oriole Place Cottages, a Horizontal Property Regime with Private Elements contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20141016-0095794, and By-Laws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof of the same as though copied herein for a more complete identification and description of said Unit.

Being a portion of the same property conveyed to The Baird Graham Company, LLC, a Tennessee Limited Liability Company, by Warranty Deed from Raymond L. Clark, Trustee of the Raymond L. Clark Revocable Living Trust and Lela C. Clark, Trustee of the Lela C. Clark Revocable Living Trust, dated September 19, 2014, of record as Instrument No. 20140923-0087174, 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: 4107 B Oriole Place, Nashville TN, 37215.

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 17th day of July, 2015.

The Baird Graham Company, L.L.C.

BY: L. Baird Graham, Sole Member

BILL GARRETT, Davidson County
Trans: T20150059001 DEEDWARR
Recvd: 07/20/15 14:30 2 pgs
Fees: 13.00 Taxes: 2497.13
20150720-0070760

State of Tennessee
County of Davidson

Personally appeared before me the undersigned, a Notary Public in and for the State and County aforesaid, L. Baird Graham, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and that he executed the within instrument for the purpose therein contained, and who further acknowledged that he is the Managing Member of the maker, The Baird Graham Company, L.L.C., that he is authorized by the maker to execute this instrument, and that he has executed this instrument on behalf of The Baird Graham Company, L.L.C as Sole Member.

Witness my hand and official seal on this 17th day of July, 2015.

Notary Public
My Commission expires: 5/8/18

ANGELA Y. POSTON-WILLIAMSON DAVIDSON COUNTY, TN STATE OF TENNESSEE NOTARY PUBLIC

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 674,900.00.**

Affiant

Sworn and subscribed before me on this the 17th day of July, 2015.

Notary Public

My Commission Expires

DEBBIE MANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES OCTOBER 13, 2018

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
John Robert Markham	Farmington Mortgage	131-3-10-002.00
4107 B Oriole Place	2002 Richard Jones Rd, Ste. 300A	
Nashville, TN 37215	Nashville, TN 37215	