BILL GARRETT, Davidson County
Trans:T20150060387 DEEDWARR
Recvd: 07/23/15 15:59 3 pgs
Fees:18.00 Taxes:1924.00
20150723-0072579

Box 44

THIS INSTRUMENT PREPARED BY:
WESLEY D. TURNER
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 $520,000.00.

Sharon D. Muller
Affiant

Subscribed and sworn to before me, this 22nd day of July, 2015.

LINDA TURNER RAY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Linda Turner Ray
Notary Public

My Commission Expires: 7/11/17

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
The Baird Graham Company , L.L.C. 4502 Yancey Drive Nashville, TN 37215	SAME	13016005500

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 Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **RICHARD PHILPOT AND WIFE, MALINDA PHILPOT**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **THE BAIRD GRAHAM COMPANY, L.L.C.**, a Tennessee limited liability company, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being the southerly part of a tract marked "Parcel A Reserved" on the plan of Yancey Subdivision, as of record in Book 2330, page 18, and part of a 50 foot strip lying immediately in the rear of said tract marked "Parcel A Reserved" being known as part of Lot No. 6 on the Plan of the Subdivision of Guilford Dudley's Place, not of record, described together according to a survey made by Ralph W. C. Lambert, November 29, 1955, as follows:

Beginning on the easterly margin of Yancey Drive at the northwest corner of Lot 1, of Block "N" on the Plan of Tyne Meade, Section 3, of record in Book 1424, pages 12, 13 and 14; thence with the easterly margin of said Yancey Drive northwardly 164.6 feet to an iron pin; thence South 85 deg. 53 min. east 215 feet to an iron in the easterly line of said tract marked "Parcel A Reserved", and continuing in the same direction 50 feet, in all 265 feet to an iron pin; thence South 4 deg. 23 min. West 164.6 feet to an iron pin; thence North 85 deg. 53 min. west 50 feet to a monument in

the southeast corner of said tract marked "Parcel A Reserved" and continuing in the same direction 216 feet to the beginning.

Being the same property conveyed to Richard Philpot and wife, Malinda Philpot dated March 2, 1987, by deed from Samuel R. Leggett, Jr and wife, Patricia M. Leggett, of record in Book 7158, page 946, Register's Office for Davidson County, Tennessee.

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

This conveyance is made subject to:

1. 2015 Metro 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 Grantors from liability and loss therefrom.

2. Matters shown on the Plan of record in Book 2330, page 18, Register's Office for Davidson County, Tennessee.

3. Restrictive covenants of record in Book 1728, page 117 and Book 1728, page 119, Register's Office for Davidson County, Tennessee.

This is improved property known as: **4502 Yancey Drive, 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 Grantees, its successors and assigns, forever; and Grantors covenant with the said Grantee that they 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 further covenant and bind themselves, their 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 22nd day of July, 2015.

Richard Philpot

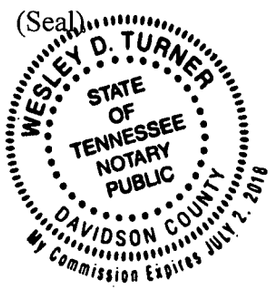
Malinda Philpot

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **RICHARD PHILPOT**, 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 22nd day of July, 2015

(Seal)



Notary Public

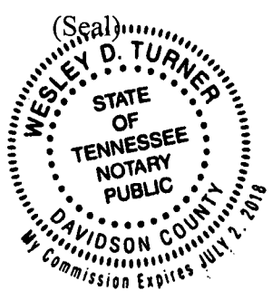
My Commission Expires: _____

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

WITNESS my hand, at office, this 22nd day of July, 2015

(Seal)



Notary Public

My Commission Expires: _____