THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 15074682** BILL GARRETT, Davidson County Trans:T20150062371 DEEDWARR Recvd: 07/29/15 14:08 2 pgs Fees:13.00 Taxes:4995.00 20150729-0074831	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $1,350,000.00 Affiant Subscribed and sworn to before me, this 28th day of July, 2015. Notary Public My Commission Expires: WILLIAM T. CHAPMAN, IV STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 10, 2018

WARRANTY DEED

Address New Owner: Jason W. Reed and Jacqueline N. Reed 2012 EARLINGTON DR Nashville TN 37215-5718	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 14415006700

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **The Baird Graham Company, L.L.C.,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jason W. Reed and Jacqueline N. Reed, Husband and Wife,** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 442, on the plan of Hillsboro Park, Section IV, as of record in Book 2331, Page 142, 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 by Warranty Deed from Richard T. Barksdale Jr. and wife, Edith Morel Barksdale to The Baird Graham Company, L.L.C., as recorded on the 11th day of July, 2014 in Instrument No. 20140711-0061119 and Warranty Deed from R. Thomas Barksdale and wife, Nancy Barksdale to Richard T. Barksdale and wife, Edith Morel Barksdale, as recorded on the 17th day of September, 2001 in Instrument No. 20010917-0100639, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2015 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PLAN OF HILLSBORO PARK, SECTION IV, as recorded in Plat Book 2331, Page(s) 142.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 2435, Page 237 as made applicable to subject property in Book 2596, Page 23 and as amended in Book 2603, Page 440.

This is improved property located at 2012 EARLINGTON DR Nashville, TN 37215-5718.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 28th day of July, 2015.

The Baird Graham Company, LLC

By: LBG Member
Lewis Baird Graham, sole member

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Lewis Baird Graham, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the sole member of The Baird Graham Company, LLC, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at Office, this 18th day of July 2015.

Notary Public

My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018