WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20150064010 DEEDWARR
Recvd: 08/04/15 09:50 2 pgs
Fees: 13.00 Taxes: 2645.50
20150804-0076931

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $715,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 31st DAY OF JULY, 2015.

NOTARY PUBLIC

MY COMMISSION EXPIRES 10/18/16

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY
Compass Land Title, LLC, 278 Franklin Road, Ste. 190, Brentwood, TN 37027
file # 15-1290B

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Julian B. Baker III	new owner	116-03-0M-506.00-CO
4120 Ridgefield Drive, Apt. 506		
Nashville, TN 37205		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

MELINDA D. MILLS, INDIVIDUALLY, AS TO ONE HALF UNDIVIDED INTEREST AND MELINDA D. MILLS, AS TRUSTEE OF THE ROBET EDWIN MILLS FAMILY TRUST AS TO THE REMAINING ONE HALF UNDIVIDED INTEREST

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

BRIDGES

JULIAN B. BAKER III, UNMARRIED

HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain condominium located in Davidson County, Tennessee, being Unit No. 506 of Belle Meade Court Condominium, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing Belle Meade Court Condominium of record in Instrument Number 20081223-0122172, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all 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 thereof; said Unit being depicted on Exhibit "D" to said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in said Master Deed.

Being the same property conveyed to Robert E. Mills and wife, Melinda D. Mills, as tenants in common by Warranty deed from AG/KRE Belle Meade L.L.C., a Delaware Limited Liability Company, formerly known as A&M Capre Investors BP I - Belle Meade Condos, LLC, a Delaware Limited Liability Company of record in Instrument No. 20110609-0044099 Register's Office for Davidson County, Tennessee, dated May 25, 2011 and recorded on June 09, 2011.

Robert Edwin Mills died testate on December 13, 2012, leaving a Last Will and Testament dated October 7, 2005, which has been probated and is properly recorded in Docket Number 13P114 Probate Court Clerk's Office for Davidson County, Tennessee.

Melinda D. Mills is duly qualified and acting Executor of the Estate of Robert Edwin Mills.

Being the same property conveyed to Melinda D. Mills, as Trustee of the Robert Edwin Mills Revocable Trust by Executor's Quitclaim deed from Melinda D. Mills, as Executor of the Estate of Robert Edwin Mills of record in Instrument No. 20130910-0095482 Register's Office for Davidson County, Tennessee, dated August 30, 2013 and recorded on September 10, 2013.

Being the same property conveyed to Melinda D. Mills, as Trustee of the Robert Edwin Mills Family Trust by Trustee's Quitclaim deed from Melinda D. Mills, as Trustee of the Robert Edwin Mills Revocable Trust dated October 7, 2005 of record in Instrument No. 20130910-0095483 Register's Office for Davidson County, Tennessee, dated August 30, 2013 and recorded on September 10, 2013.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2015 a lien, not yet due and payable.

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 rights of others in and to the common areas and/or elements.

Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.

This is property known as 4120 Ridgefield Drive, Apt. 506, Nashville, TN 37205

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 in 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 hand on the 31st day of July, 2015.

Melinda D. Mills

Melinda D. Mills, as Trustee of the Robert Edwin Mills Family Trust

BY: Melinda D Mills

Trustee

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, MELINDA D. MILLS, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this 31st day of July, 2015.

Notary Public

My Commission Expires: 10/2/17

J. Carlton Drumwright State of Tennessee Notary Public Williamson County

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a notary public of said County and State, the within named MELINDA D. MILLS, TRUSTEE OF THE ROBERT EDWIN MILLS FAMILY TRUST, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument in the capacity and for the purposes therein contained.

Witness my hand and official seal, this 31st day of July, 2015.

Notary Public

My Commission Expires: 10/2/17

J. Carlton Drumwright State of Tennessee Notary Public Williamson County

File #: 15-1290B

RECORD & RETURN TO:

COMPASS LAND TITLE, LLC

278 Franklin Road, Ste. 190

Brentwood, TN 37027