BILL GARRETT, Davidson County
Trans:T20150095532 DEEDWARR
Recvd: 11/09/15 15:24 2 pgs
Fees:13.00 Taxes:555.00
20151109-0114117

Warranty Deed

J. BRANDON MILLER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires July 2, 2018	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $150,000.00. A.A. Affiant Subscribed and sworn to before me, this the 6th day of November, 2015. J Brandon Miller Notary Public My commission expires: 7-2-2018

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
531ABA, LLC	New Owner	
179 Belleforest Circle, Ste 302		091 12 0 278.00
Nashville, TN 37221		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **DAVID J. BAIRD AND RACHEL M. GUILBEAU, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **531ABA, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 the southerly part of Lot No. 20 on the Plan of Tarriff Reform Addition to Nashville of record in Plat Book 161, Page 32, in the Register's Office for Davidson County, Tennessee.

Said part of Lot No. 20 fronts 50 feet on the northerly side of Alabama Avenue and extends back 125 feet on the easterly line and 112.5 feet on the westerly line to the southerly line of the property conveyed to the State of Tennessee, by deed recorded in Book 3429, Page 593, said Register's Office measuring 52.2 feet thereon.

Being the same property vested into Uere C. Jackson, Charles Jackson, Sr. and Charles Jackson, Jr. by Final Decree Confirming Sale of record in Book 11353, page 646, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to David J. Baird and Rachel M. Guilbeau, husband and wife by Warranty deed from Uere C. Jackson, Charles Jackson, Sr. and Charles Jackson, Jr. of record in Instrument No. 20131216-0126902 Register's Office for Davidson County, Tennessee, dated December 12, 2013 and recorded on December 16, 2013.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is unimproved property known as 3906 Alabama Avenue, Nashville, TN 37209.

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(S), his/her/their heirs

and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 6th day of November, 2015.

David J. Baird

Rachel M. Guilbeau by David J. Baird
As Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named David J. Baird, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 6th day of November, 2015.

Notary Public

My Commission Expires:

J. BRANDON MILLER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires July 2, 2018

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 6th day of November, 2015, before me personally appeared David J. Baird, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Rachel M Guilbeau as attorney-in-fact, and acknowledged that he executed the same as the free act and deed of Rachel M. Guilbeau.

Witness my hand and seal this 6th day of November, 2015.

Notary Public

My Commission Expires:

J. BRANDON MILLER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires July 2, 2018