BILL GARRETT, Davidson County
Trans:T20150100203 DEEDWARR
Recvd: 11/25/15 08:29 2 pgs
Fees:13.00 Taxes:2460.50
20151125-0119436

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

Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

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, LLC, a Tennessee Limited Liability Company**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Denis Gilmore and Erin Gilmore, 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, as shown on the plat attached as Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions for 4105 Oriole Place Cottages, a Horizontal Property Regime with Private Elements, which is a Planned Unit Development, as shown of record in Instrument No. 20141126-0109080, Register's Office for Davidson County, Tennessee, and By-Laws of 4105 Oriole Place Cottages Corporation, attached as Exhibit "C", to which reference is hereby made for a more particular description of said property.

Being part of the same property conveyed to The Baird Graham Company, LLC, a Tennessee Limited Liability Company, by Warranty Deed from Steven J. Bogacki and Michelle A. Clark, as joint tenants and Raymond L. Clark and wife, Lela Clark, dated October 30, 2014 of record in Instrument No. 20141031-0100858, 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: 4105 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 20th day of November, 2015.

The Baird Graham Company, L.L.C.

Sole Member

BY: L. Baird Graham, Sole Member

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 20th day of November, 2015.

Notary Public
My Commission expires: 5/8/18

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

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 665,000.00.**

Affiant

Sworn and subscribed before me on this the 20th day of November, 2015.

Notary Public

My Commission Expires: _____

SHIRA HUGHES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-11-2017

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
Denis Gilmore	Avenue Bank	117-15-3C-002.00
4105 B Oriole Place	3823 Cleghorn Avenue	
Nashville, TN 37215	Nashville, TN 37215	