Davidson County	DEEDWARR
Recvd: 02/19/16 09:25	5 pgs
Fees:28.00 Taxes:795.50	
20160219-0015768	

#32845

THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **FTEC File No. 32845-02-2016** **Record & Return To:** **First Title & Escrow Company, Inc.** **3811 Bedford Ave, Suite 205** **Nashville, TN 37215**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $215,000.00. Affiant Subscribed and sworn to before me this 16th day of February, 2016. Notary Public My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES MAY 3, 2016

WARRANTY DEED

Address New Owner: Emma Esquibel Jeffrey Scot Hunter 161Antioch Pike Nashville, TN 37211	**Send Tax Bills To:** NEW OWNER	**Tax Information:** Map and Parcel No.: 133 03 0 075 00

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, **Janis Baird Sontany, James Douglas Baird, Betty Jean Baird, Jo Anne Baird Corbitt and Joyce Lynne Baird Blanks, sole heirs at law of Rachel J. Baird,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Emma Esquibel, a married woman, and Jeffrey Scot Hunter, a married man, as tenants in common** ("Grantee"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 161 Antioch Pike, Nashville, TN 37211

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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 the 16th day of February, 2016.

Janis Baird Sontany,
By Jo Anne Baird Corbitt, Attorney-in-fact

James Douglas Baird, by Jo Anne Baird Corbitt,
Attorney-in-fact

Betty Jean Baird, by Jo Anne Baird Corbitt,
Attorney-in-fact

Joyce Lynne Baird Blanks, by Jo Anne Baird
Corbitt, Attorney-in-fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jo Anne Baird Corbitt, 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 for the purposes therein contained, and who further acknowledged that she is the Attorney-in-Fact for Janis Baird Sontany, James Douglas Baird, Betty Jean Baird, and Joyce Lynne Baird Blanks, and she is authorized by Janis Baird Sontany, James Douglas Baird, Betty Jean Baird, and Joyce Lynne Baird Blanks to execute this instrument on their behalf.

Witness my hand and seal, at Office, this 16th day of February, 2016.

Notary Public
My Commission Expires:

GEORGE E. MUDTER, JR.
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES MAY 3, 2016

Jo Anne Baird Corbitt

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, Jo Anne Baird Corbitt, 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 for the purposes therein contained.

Witness my hand, at Office, this 16th day of February, 2016.

Notary Public

My Commission Expires:

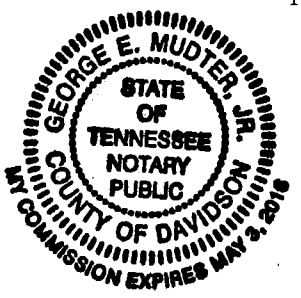


EXHIBIT "A"

Two tracts or parcels of land in the 6th, formerly the 9th, Civil District of Davidson County, Tennessee, as follows:

FIRST TRACT: Being part of lot No.28 on the Plan of the Hinchey Petway Property, as of record in Minute Book "I", page 442, of the Chancery Court of Nashville, described as follows:
Beginning in the center of the Antioch, formerly the Mill Creek, Pike the common corner of lots Nos. 28 and 29; thence north 87 deg. east, with the center of said Pike, 75. feet; thence south l/4°west 265 feet; thence south 87°west 75 feet to the line between Lots Nos· 28 and 29; thence with said line, north 1/4°east 265 feet to the beginning.

SECOND TRACT: Being part of lot No. 28 on the Plan of the Hinchey Petway Property, as of record in Minute Book "I", page 442, of the Chancery Court of Nashville, described as follows:
Beginning in the center of the Antioch, formerly the Mill Creek, Pike at the northeast corner of the lot conveyed to J. Polk Nelson and wife, Louise H. Nelson; thence north 87°east, with the center of said Pike, 55 feet; thence south 1/4 deg. west 265 feet; thence south 87°west 55 feet to lot aforementioned conveyed to J. Polk Nelson and wife, Louise H. Nelson; and thence north 1/4 deg. east, with parallel line, 265 feet to the beginning.

INCLUDED BUT EXCLUDED that certain property conveyed to Metropolitan Government of Nashville & Davidson County, Tennessee by Deed of record in Book 4311, page 666 and more fully described as follows:

A strip or parcel of land in the 30th Councilmanic District of Metropolitan Government of Nashville & Davidson County, Tennessee, being part of Lot no. 28 on the plan of the Hinchey Petway property, as of record in Minute Book 1, page 442, Chancery Court at Nashville, described as follows:

SAID strip or parcel of land fronts 130 feet on the present South margin of Antioch Pike and runs back 8.5 feet on the line between Lot Nos. 28 and 29, being the East line and 8.5 feet on the West line to points on the new relocated South margin of Antioch Pike, the same being parallel to and 30 feet from the new relocated centerline of said Pike.

Being part of the same property conveyed to James R. Baird and wife Rachel J. Baird by Warranty Deed dated April 17, 1952, from T. Roy Hix and wife Mary Taylor Hix, of record in Book 2045, Page 149, in the Register's Office for Davidson County, Tennessee. James R. Baird died on September 3, 1979 leaving Rachel J. Baird as surviving tenant by the entirety. Rachel J. Baird died October 11, 1992, intestate, leaving Janis Baird Sontany, James Douglas Baird, Betty Jean Baird, Jo Anne Baird Corbitt and Joyce Lynne Baird Blanks as her sole heirs at law.

This conveyance is made subject to:

1. State and County taxes for the year 2016, which have been prorated and assumed by Grantee. Map and Parcel Nos. 133 03 0 075 00 and 133 03 0 076 00.
2. All matters appearing on the Plan of record as Minute Book "I", page 442, Chancery Court at Nashville, Tennessee.
3. Temporary slope and construction easement of record in Book 4311, page 66, Register's Office for Davidson County, Tennessee.

True Copy Certification

I, KELLY E. COX, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

KELLY E. COX

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, EILEEN K. HOPKINS, a notary public for this county and state, KELLY E. COX, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
My Commission Expires: _____
Notary Seal:

