3AB

G#28480-2

| WARRANTY DEED | State of Tennessee )<br>County of Davidson )<br><br>The actual consideration or value, whichever is greater, for this transfer is **$390,000.00.**<br><br>Affiant<br><br>Subscribed and sworn to before me, this the 9th day of June, 2016.<br><br>Notary Public<br><br>My commission expires: 5/8/18<br>(AFFIX SEAL) |
|---|---|

BILL GARRETT, Davidson County
Trans:T20160050151 DEEDWARR
Recvd: 06/14/16 08:35 2 pgs
Fees:13.00 Taxes:1443.00
20160614-0059938

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

**THIS INSTRUMENT WAS PREPARED BY**
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map-Parcel Numbers |
|---|---|---|
| **The Baird Graham Company, L.L.C.** | **"New Owner"** | **14613000200** |
| **P. O. Box 150645** | | |
| **Nashville, TN 37215** | | |

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, I,

**John David Brooks, Successor Trustee of the Brooks Revocable Living Trust U/A/D May 1, 1997**

HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO

**The Baird Graham Company, L.L.C., a Tennessee limited liability company**

HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS AND/OR 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 Lot No. 1 and part of Lot No. 2 on the Plan of Forest Acres Subdivision, Section 5, as of record in Book 3106, Page 122, Register's Office for Davidson County, Tennessee.**

**SAID Lot No. 1 and part of Lot No. 2 front 129.85 feet on the southerly side of Otter Creek Road and extend back 377.83 feet on the westerly line and 307.62 feet on the easterly line to a dead line, measuring 173.15 feet thereon.**

**BEING the same property conveyed to Elbert D. Brooks and wife, Charlotte L. Brooks, by Warranty Deed dated July 30, 1970, from Charles Boone Pigg and wife, Gail P, Pigg, of record in Book 4439, Page 489, Register's Office for Davidson County, Tennessee. The said Charlotte L. Brooks died August 28, 1996 and title vested in Elbert D. Brooks as surviving tenant by the entirety.**

**ON May 1, 1997, Elbert D. Brooks established the Brooks Revocable Living Trust (the "Trust") by executing a Trust Agreement dated May 1, 1997 which had been prepared by Jon L. Setzer, Attorney, with Elbert D. Brooks installed as the initial Trustee of said Trust. By Amendment of Revocable Living Trust dated February 1, 2012, the Successor Trustee was confirmed to be John David Brooks of McLean, Virginia.**

**ALSO on May 1, 1997, Elbert D. Brooks transferred and conveyed the subject property to Elbert D. Brooks, Trustee of the Brooks Revocable Living Trust U/A/D May 1, 1997 by Quitclaim Deed, a copy of which is attached as Exhibit B to an Affidavit Confirming Conveyance and Vesting of Title to Real Property which is recorded as Instrument No. 20160526-0052921, said Register's Office.**

**THE undersigned declares that the subject property is vested in John David Brooks, as Successor Trustee of the Brooks Revocable Living Trust U/A/D May 1, 1997, as amended.**

**NO BOUNDARY SURVEY WAS MADE AT THE TIME OF THIS CONVEYANCE, WITH THE LEGAL DESCRIPTION BEING THE SAME AS THE PREVIOUS DEEDS OF RECORD.**

**THE conveyance of the above described parcel of land is subject to the following:**

**1) All matters shown on the Plan of record in Book 3106, Page 122, Register's Office for Davidson County, Tennessee;**

**2) Restrictive Covenants contained in instrument of record in Book 2497, Page 54, Register's Office for Davidson County, Tennessee; and,**

**3) Taxes for the current year which have been prorated and assumed by the Grantee herein and subsequent years, not yet due and payable.**

This is improved property, known as: **913 Otter Creek Road, Nashville, TN 37220**.

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 is 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/our hand(s) this 8th day of **June, 2016.**

John David Brooks, Successor Trustee

John David Brooks, Trustee

**John David Brooks, Successor Trustee of the**
**Brooks Revocable Living Trust U/A/D May 1, 1997**

RYAN C. JOHN NOTARY 11-14-2019 PUBLIC DISTRICT OF COLUMBIA

**DISTRICT OF COLUMBIA )**
**COUNTY OF WASHINGTON )**

Personally appeared before me, a Notary Public of said County and State, **John David Brooks, Successor Trustee of the Brooks Revocable Living Trust U/A/D May 1, 1997,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Washington, D.C., this 8 day of **June, 2016.**

**Notary Public**

**My Commission Expires:** 11-14-2019