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

39-B
File #16-1221

PREPARED BY: RETURNED TO
BANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY
STE. 115
BRENTWOOD TN 37027

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, L.L.C., a Tennessee Limited Liability Company**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **James R. Laurinaitis and Shelly Laurinaitis, 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 Lot No. 12 of Block "C" on the Map of the 2nd Revised Plan of Highlands of Belle Meade No. 2, as of record in Book 1130, page 62, Register's Office for Davidson County, Tennessee.

Said Lot No. 12 fronts 125 feet on the south side of Brookfield Avenue and runs back between lines, 161.73 feet on the west line and 160.9 feet on the east line, to a dead line in the rear, on which it measures 125 feet.

Being the same property conveyed to The Baird Graham L.L.C., a Tennessee Limited Liability Company, by deed from Hayes Morgan Graf, Ann Graf Moreland and Sara Graf Remke, dated June 13, 2015, of record in Instrument No. 20150714-0068462, 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: 155 Brookfield Avenue, 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 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 11th day of July, 2016.

The Baird Graham Company, L.L.C.

By L. Baird Graham, Sole Member

BILL GARRETT, Davidson County
Trans: T20160061266 DEEDWARR
Recvd: 07/18/16 10:17 2 pgs
Fees: 13.00 Taxes: 6105.00
20160718-0073353

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 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 The Baird Graham Company, L.L.C. as Sole Member.

Witness my hand and official seal on this 11th day of July, 2016.

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: $ 1,650,000.00.

Affiant

Sworn and subscribed before me on this the 11th day of July, 2016.

Notary Public

My Commission Expires: 3/25/19

KIM MURRAY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
James R. Laurinaitis 155 Brookfield Avenue Nashville, TN 37205	New Owner	130-09-0-014.00