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

39-B
File #16-1285

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 **Zachary K. Baldwin and wife, Meagan R. Baldwin**, 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. 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 The Baird Graham Company, L.L.C., a Tennessee Limited Liability Company by deed from, John David Brooks, Successor Trustee of the Brooks Revocable Living Trust U/A/D May 1, 1997, dated June 9, 2016, of record in Instrument No. 20160614-0059938, 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: 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 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 29th day of July, 2016.

The Baird Graham Company, L.L.C.

By: L. Baird Graham, Sole Member

BILL GARRETT, Davidson County
Trans:T20160066623 DEEDWARR
Recvd: 08/03/16 08:39 2 pgs
Fees:13.00 Taxes:1491.10
20160803-0079938

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

Witness my hand and official seal on this 29th day of July, 2016.

Notary Public
My Commission expires: 5/8/18



State of Tennessee)
County of Davidson)

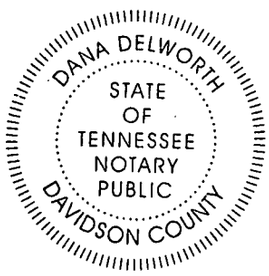
The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 403,000.00.

Affiant

Sworn and subscribed before me on this the 29th day of July, 2016.

Notary Public

My Commission Expires: 10/18/2016



NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
Zachary K. Baldwin 913 Otter Creek Road Nashville, TN 37220	new owner	146-13-2.00