Warranty Deed

BILL GARRETT, Davidson County
Trans:T20160096449 DEEDWARR
Recvd: 11/01/16 10:52 2 pgs
Fees:13.00 Taxes:2068.30
20161101-0115317

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $559,000.00

Kathleen Bova
Affiant

Subscribed and sworn to before me, this the 28th day of October, 2016.

BONITA MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires March 10, 2019

Bonita Martin
Notary Public

My commission expires:

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
McKenzie Construction, LLC	Pinnacle Bank	
3106 Harlin Dr	P.O. Box 2207	132-05-0-145.00
Nashville, TN 37211	Brentwood, TN 37024	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **LETITIA G. BALDWIN AND RUSSELL S. BALDWIN, WIFE AND HUSBAND**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MCKENZIE CONSTRUCTION, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Tract I
Land in Davidson County, Tennessee, being Lot No. 19 and the Northerly part of Lot No. 22 on the Map of Glendale Park, of record in Plat Book 57, Page 141, also being shown as Lot No. 4 on the Plan of Glendale Park, Section Four, Re-Subdivision of Lots 19, 20, 21, 22, Glendale Park as recorded in Plat Book 2083, Page 48, Register's Office said County.

Beginning at the Southeast corner of Melville Drive, formerly Alpine Avenue and Overton Avenue; thence with the Easterly margin of Overton Avenue Southwardly 230 feet, more or less, to the nonhwest corner of Lot No. 1 shown on the Plan of Glendale Park, Section 3, of record in Plat Book 2083, Page 11, said Register' s Office; thence with the northerly line of Lot Nos. 1 and 2 on said plan eastwardly 190 feet to the line between Lots 21 and 22 on said first mentioned plan; thence with the line between Lot Nos. 21, 22, 19 and 20, Northwardly 230 feet, more or less, to the southerly margin of Melville Drive; thence with said drive Westwardly 190 feet to the beginning.

Tract II
Land in Davidson County, Tennessee, being a part of Lot No. 23 in the Glendale Park Subdivision, a plan of which is of record in Plat Book 57, Page 141, Register' s Office for said County, and being identified also as the Easterly 20 feet of Lot "B" in the Joseph Kelso's Re-Subdivision of Lot Nos. 23 and 24 of Glendale Park, a plan of which is of record in Plat Book 2330, Page 3, Register's Office for said County.

Beginning at a point 390 feet East from a stake in the center of Park Avenue, the corner between Lot Nos. 17 and 24 on said Glendale Park Subdivision Plan, thence with the line between Lot Nos. 18 and 23 easterly 50 feet to the center of Overton Avenue thence with the center of Overton Avenue, southerly 99 feet to a point, thence North 85 degrees, 22' , west 50 feet to a point, thence northerly 99 feet to the point of beginning.

Tract III
Land in Davidson County, Tennessee, being that portion of Overton Avenue closed City of Oak Hill Ordinance No. 77 and recorded in Book 4167, Page 275, and conveyed to Maynard M. Reed and wife, Sally H. Reed by deed of record in Book 2153, Page 479, Register's Office for said County.

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

BOX 10-A

Being part of the same property conveyed to Maynard M. Reed and wife, Sally H. Reed by deed from James E. Adams and wife, Mary L. Adams of record in Book 2153, page 479, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Sara R. Stinchcomb and Ronald D. Stinchcomb, Trustees of the Sara R. Stinchcomb Living Trust dated November 19, 2009 by Quitclaim deed from Sara R. Stinchcomb, a devisee under the will of Sally Harris Reed of record in Instrument No. 20131126-0121330 Register's Office for Davidson County, Tennessee, dated November 14, 2013 and recorded on November 26, 2013.) (as to Tracts I and III only, Tract II does not appear to be included in the legal description.)

Being part of the same property conveyed to M.M. Reed and wife, Sally H. Reed by deed from G. P. Allison and wife, Lucy S. Allison of record in Book 2344, Page 71, said Register's Office.Being a portion of the same property conveyed to Sara R. Stinchcomb and Ronald D. Stinchcomb, Trustees of the Sara R. Stinchcomb Living Trust Dated November 19, 2009 by Quitclaim deed from Sara R. Stinchcomb of record in Instrument No. 20160902-0092489 Register's Office for Davidson County, Tennessee, dated August 25, 2016 and recorded on September 02, 2016.

Being the same property conveyed to Letitia G. Baldwin and Russell S. Baldwin, wife and husband by Warranty deed from Maynard Martin Reed and Sara R. Stinchcomb and Ronald D. Stinchcomb, Trustees of The Sara R. Stinchcomb Living Trust, dated November 19, 2009 of record in Instrument No. 20160902-0092490 Register's Office for Davidson County, Tennessee, dated August 26, 2016 and recorded on September 2, 2016.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property also known as 807 Melville Drive, Nashville, TN 37204-4219.

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(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 28th day of October, 2016.

Letitia G. Baldwin

Russell S. Baldwin

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Letitia G. Baldwin and Russell S. Baldwin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 28th day of October, 2016.

Notary Public

My Commission Expires:

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 2, 2018