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

39-B
File #16-1377

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 **Outer Drive Holdings, LLC, a Tennessee limited liability company,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **The Baird Graham Company, L.L.C., a Tennessee limited liability company,** 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. 6 on the Plan of Rolling Meadows as of record in Book 1424, pages 98 and 99, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Outer Drive Holdings, LLC, a Tennessee limited liability company by Quitclaim deed from Vera G. Sadler, dated July 13, 2010, of record in Instrument No. 20100813-0064096, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Earl H. Sadler and wife, Vera G. Sadler, by Warranty Deed from Elizabeth W. Smith and husband, Alexander Hale Smith, dated September 6, 1994, of record in Book 9458, page 109, Register's Office for Davidson County, Tennessee. The said Earl H. Sadler having since died on December 24, 2009, with title to the property solely vested in Vera G. Sadler at his death.

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: 4148 Outer Drive, Nashville, TN 37204.

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 4th day of November, 2016.

Outer Drive Holdings, LLC

Authorized Representative

By Christopher Brian Sadler, Authorized Representative

BILL GARRETT, Davidson County
Trans:T20160098914 DEEDWARR
Recvd: 11/08/16 13:17 2 pgs
Fees:13.00 Taxes:2042.40
20161108-0118250

State of Tennessee)
County of Davidson)

Personally appeared before me the undersigned, a Notary Public in and for the State and County aforesaid, Christopher Brian Sadler, 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 Authorized Representative of the maker, Outer Drive Holdings, LLC that he is authorized by the maker to execute this instrument, and that he has executed this instrument on behalf of Outer Drive Holdings, LLC as Authorized Representative.

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: $ 552,000.00.

Affiant

Sworn and subscribed before me on this the 4th day of November, 2016.

Notary Public

My Commission Expires: 5/8/18

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

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
The Baird Graham Company, L.L.C	Pinnacle Bank	132-05-0-015.00
4148 Outer Drive	150 3rd Avenue South, Suite 900	
Nashville, TN 37204	Nashville, TN 37201	