RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way
Suite 202
Brentwood, Tennessee 37027
File No.: TN168179

WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20160099663 DEEDWARR
Recvd: 11/10/16 12:12 2 pgs
Fees: 13.00 Taxes: 621.60
20161110-0119110

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $168,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th day of November, 2016.

NOTARY PUBLIC

My commission expires: 7-24-2017

BRYANT L. GRANTHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kristen Baird 332 Huntington Ridge Drive Nashville	Same address as new owner	161 11 0A 181.00CO

FOR AND IN CONSIDERATION of the sum of One Hundred Sixty Eight Thousand and 00/100 Dollars ($168,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **ALBERT B. INTILLI, UNMARRIED**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **KRISTEN BAIRD, AN UNMARRIED WOMAN**, hereinafter called the Grantee(s), her heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 181 on the Plan of Huntington Ridge Townhouses, of record in Book 4675, Page 9, Register's Office for Davidson County, Tennessee to which plat reference is hereby made for a more complete description of said property.

Being the same property conveyed to Albert B. Intilli, by Warranty Deed from Kathryn M. Curl, unmarried, dated 1/28/2016, recorded 2/2/2016, of record in Instrument #20160202-0010099, in the Register's Office for Davidson County, Tennessee. Being the same property previously conveyed to Kathryn M, Curl by deed from Donald Coldren, Sr. and wife Gloria S. Coldren, dated 4/17/2000, of record in Instrument #20000419-0039404, said Register's Office.

The address of the herein described property is believed to be 332 Huntington Ridge Drive, Nashville, TN 37211, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), her heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that he is lawfully seized and possessed of said real estate; that he have a good right to convey the same; and that it is unencumbered except by lien of the 2016 property taxes, which taxes are being prorated between the parties, and are being paid at closing.

The undersigned further covenants and binds himself, his heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), her heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 4th day of November, 2016.

Albert B Intilli

ALBERT B. INTILLI

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Albert B. Intilli, 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 seal, this the 4th day of November, 2016.

Notary Public

Bryant L. Grantham

Printed Notary Name

My commission expires: 7-24-2017

BRYANT L. GRANTHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY