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

BILL GARRETT, Davidson County
Trans:T20170013185 DEEDWARR
Recvd: 02/13/17 14:44 2 pgs
Fees:13.00 Taxes:6271.50
20170213-0014977

39-B
File #16-1395

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 **David B. Ingram** 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 the southerly part of a tract marked "Parcel A Reserved" on the plan of Yancey Subdivision, as of record in Book 2330, page 18, and part of a 50 foot strip lying immediately in the rear of said tract marked "Parcel A Reserved" being known as part of Lot No. 6 on the Plan of the Subdivision of Guilford Dudley's Place, not of record, described together according to a survey made by Ralph W. C. Lambert, November 29, 1955, as follows:

Beginning in the easterly margin of Yancey Drive at the northwest corner of Lot 1, of Block "N" on the Plan of Tyne Meade, Section 3, of record in Book 1424, pages 12, 13, 14; thence with the easterly margin of said Yancey Drive northwardly 164.6 feet to an iron pin; thence South 85 deg. 53 min. East 215 feet to an iron in the easterly line of said tract marked "Parcel A Reserved", and continuing in the same direction 50 feet, in all 265 feet to an iron pin; thence South 4 deg. 23 min. West 164.6 feet to an iron pin; thence North 85 deg. 53 min. West 50 feet to a monument in the southeast corner of said tract marked "Parcel A Reserved" and continuing in the same direction 216 feet to the beginning.

Being the same property conveyed to The Baird Graham Company, L.L.C., a Tennessee limited liability company, by deed from Richard Philpot and wife, Malinda Philpot, dated July 22, 2015, of record in Instrument No. 20150723-0072579, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to Restrictive Covenants of record in Book 1728, page 117 and Book 1728, page 119, RODC, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c); Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

The property conveyed herein is subject to matters shown on the Plan of record in Book 2330, page 118, RODC.

Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable. Taxes for the year 2017 are a lien not yet due and payable.

This is improved property, known as: 4502 Yancey Drive, Nashville, TN 37215.

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 10th day of February, 2017.

The Baird Graham Company, L.L.C.

By: L. Baird Graham, Sole Member

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 Sole 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 10th day of February, 2017.

Notary Public

My Commission Expires: 5/8/18

ANGELA Y. POSTON-WILLIAMSON NOTARY PUBLIC STATE OF TENNESSEE 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: $ 1,695,000.00.

Affiant

Sworn and subscribed before me on this the 10th day of February, 2017.

Notary Public

My Commission Expires: 5/8/18

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

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
David B. Ingram 4417 Tyne Boulevard Nashville, TN 37215	NEW OWNER	130-16-55.00