WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170045029 DEEDWARR
Recvd: 05/26/17 11:26 2 pgs
Fees:13.00 Taxes:2146.00
20170526-0052682

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $580,000.00.

Affiant

Subscribed and sworn to me on 05/25/17.

NOTARY PUBLIC
My Commission Expires: 5/8/18

THIS INSTRUMENT WAS PREPARED BY:
Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
The Baird Graham Company, L.L.C. ~~4506 Beacon~~ Dr P.O. Box 150645 Nashville, TN 37215	Owner	130-11-0-088.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Kathie D. House, a single woman, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto The Baird Graham Company, L.L.C, a Tennessee limited liability company, hereinafter called **"GRANTEE,"** its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 12 and the northerly part of Lot No. 11, Block "P" on the Map of Tyne Meade, Section IV, of record in Book 1424 page 25, Registers Office for Davidson County, Tennessee, and more particularly described as follows:
>
> Beginning at a point in the westerly margin of Beacon Drive at the corner of Lots No 12 and 13; thence with the line between said Lots, westerly 464.25 feet to a point; thence southerly 131.2 feet to a point which is 14.0 feet south of the corner of Lots 11 and 12; thence easterly, parallel to the line between said lots, 329.3 feet to a point; thence continuing easterly 160.0 feet to the corner of Lot Nos. 11 and 12 in the west margin of Beacon Drive; thence with the margin of the same, northerly 117.0 feet to the point of beginning.
>
> Being the same property conveyed to Kathie D. House, by warranty deed from Marvin Walter Green, joined by his wife, Tasha S. Green, dated October 15, 2009, of record in Instrument No. 20091016-0096100, Registers Office for Davidson County, Tennessee,
>
> This is improved property known as 4506 Beacon Dr, Nashville, Tennessee 37215.

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

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, its successors and assigns, forever, and GRANTOR does covenant with the said GRANTEE it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, its successors 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 my hand this 05/25/17.

Kathie D. House

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On 05/25/17, before me personally appeared Kathie D. House, to me known (or proved to me on the basis of satisfactory evidence) to be the person described herein and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

Witness my hand and official seal on 05/25/17.

NOTARY PUBLIC

My Commission Expires: 11-6-2017

