File Box 8

PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

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Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

BILL GARRETT, Davidson County
Trans:T20170054121 DEEDWARR
Recvd: 06/23/17 14:33 2 pgs
Fees:13.00 Taxes:947.20
20170623-0063628

W & I Ref: (RF) Title No.: 59057
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Lauren Bielecki Baird 540 General George Patton Road Nashville, TN 37221	New Owner

TAX MAP PARCEL NUMBERS: 142090F54000

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$256,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Hugh O. Nash, Jr., married**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Lauren Bielecki Baird** 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:**

A Condominium Apartment in Davidson County, Tennessee, being Unit 540 together with the carport designated as 540-C of River Plantation, Section VIII Phase II, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of record in Book 6900, pages 514 and 517 amended in Book 6900, pages 654, 656 and 657, Register's Office for said County to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to Hugh O. Nash, Jr. by Special Warranty deed from DLS Mortgage Capital, Inc., dated June 11, 2010 and recorded on July 7, 2010 of record in Instrument No. 20100707-0053317, Register's Office for Davidson County, Tennessee.

Dorothy Potter Nash, spouse of Hugh O. Nash, Jr., joins in this conveyance solely to convey any and all marital interest she may have in the above-described property.

Description Reference: Described from information contained in recorded condominium documents.

This conveyance is subject to: Taxes for 2017, and subsequent years; The Plan, with Owner's Certificate, of record in Book 6900, page 514-517 amended in Book 6900, pages 654-657, said Register's Office, to which plan reference is hereby made for a more complete description. The provisions of the condominium Master Deed of record in Book 7417, page 396, Book 7389, page 924, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessment, liens and other matters.

This is improved property, known as 540 General George Patton Road, Nashville, TN 37221

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 COVENANTS with the said Grantee that Grantor is lawfully seised 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.

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.

WITNESS THE EXECUTION HEREOF this 22nd day of June, 2017.

Hugh O. Nash, Jr.

Dorothy Potter Nash

State of Tennessee

County of Davidson

On this 22nd day of June, 2017, before me the undersigned authority, personally appeared Hugh O. Nash, Jr. and Dorothy Potter Nash, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires:

CHRISTY W. IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2019

Notary

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $256,000.00.

Lauren B. Baird
Affiant

Sworn and subscribed before me this 22nd day of June, 2017.

My Commission Expires:

CHRISTY W. IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2019

Notary