Box 14
G30040-4

WARRANTY DEED	State of Tennessee County of Davidson The actual consideration or value, whichever is greater, for this transfer is **$725,000.00.** Affiant Subscribed and sworn to before me, this the 24th day of August, 2017. Notary Public My commission expires: (AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20170074274 DEEDWARR
Recvd: 08/25/17 10:40 2 pgs
Fees:13.00 Taxes:2682.50
20170825-0087519

SHERRI D. HOLLARS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires Sept. 22, 2019

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Todd Baldree	**"NEW OWNER"**	**104-12-0-298.00**
1722 Villa Place		
Nashville, TN 37212		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Stuart Wilder aka Stuart Wilder, III and Susan L. Allen, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Todd Baldree, unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee, being the North 50 feet of the South 100 feet of the West part of Lot No. 65 on the Map of O. B. Hayes' Plan of Large Lots, called "Rokeby", as of record in Book 21, Page 87, Register's Office for Davidson County, Tennessee.

SAID part of said Lot fronts 50 feet on the easterly side of Villa Street, as extended, and runs back between parallel lines, parallel to and 50 feet North of Belcourt Street, 157.37 feet to a dead line.

BEING the same property conveyed to Stuart Wilder and Susan L. Allen, husband and wife by Deed dated May 28, 2003, from Monica D. Edwards, Conservator of the person and estate of Charlotte Ann Primm of record in Instrument No. 20030529-0072300, Register's Office for Davidson County, Tennessee.

THE conveyance of the above described parcel of land is subject to the following:

The Plan of record in Book 21, Page 87, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.

This is improved (X), known as **1722 Villa Place, Nashville, TN 37212**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their 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 my/our hand(s) this **24th** day of **August, 2017.**

Stuart Wilder. III

Susan L. Allen

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Stuart Wilder, III and Susan L. Allen,** the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **24th** day of **August, 2017.**

Notary Public

My Commission Expires: 1/17/21

SHERRI D. HOLLARS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires Sept. 22, 2019