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Bill Garrett Davidson County
Batch# 13450 DEEDWARR
10/13/2017 01:37:41 PM 2 pgs
Fees: $13.00 Taxes: $2,452.73
20171013-0105283

This Instrument Prepared By:
R. Francene Kavin, Attorney
5110 Maryland Way, Suite 120
Brentwood, TN 37027

ADDRESS NEW OWNER:
The Baird Graham Company, L.L.C.
PO Box 150645
Nashville, TN 37215

SEND TAX BILL TO:
NEW OWNER

MORTGAGEE:

MAP/PARCEL
#132-14-051

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Ruth Fay Kilgore, married,** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **The Baird Graham Company, L.L.C., a Tennessee limited liability company**, hereinafter called the GRANTEE, its successors 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 **Lot No. 49** on the **Plan of Oak Hill Valley Subdivision**, as shown by plat and survey of record in Plat Book 1835, page 15-16, Register's Office, Davidson County, Tennessee to which plan/plat reference is hereby made for a more complete and accurate legal description.

Said Lot No. 49 fronts 129 feet on the southerly side of Robertson Academy Road and runs back between lines measuring 350.93 feet on the westerly line and 370.64 feet on the easterly line to a dead line in the rear on which it measures 132 feet.

Being the same property conveyed to James Henry Kilgore, Jr. and wife, Ruth Fay Wright Kilgore by Warranty Deed dated December 10, 1964, from Charles A. Terrell and wife, Martha I. Terrell, of record in Book 3840, page 807, Register's Office for Davidson County, Tennessee. Ruth Fay Wright Kilgore died on August 28, 1997, leaving the said James Henry Kilgore, Jr. as the surviving tenant by the entirety. James Henry Kilgore, Jr. died testate on March 14, 2014. By the terms of his Last Will and Testament of record in Docket #14P-1406, Seventh Circuit Court for Davidson County, Tennessee, Probate Division, he devised the above property to his only child, Ruth Fay Kilgore. The said Ruth Fay Kilgore, in her capacity as the duly appointed Executrix of the Estate of James H. Kilgore, Jr., Deceased, conveyed the above property to Ruth Fay Kilgore, Individually, by Executor's Deed dated January 21, 2015, of record in Instrument #20150130-0009126, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2017 and subsequent years.

This is **improved** property known as **873 Robertson Academy Road, Nashville, Tennessee 37220.**

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 covenants with the said GRANTEE that she 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, further covenants and binds herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, and 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.

David M. Jordan, the husband of Ruth Fay Kilgore, joins in this instrument for the purpose of conveying any and all rights he may have in and to said property, marital or otherwise, to the GRANTEE.

WITNESS OUR HANDS, this the 12 day of **October, 2017.**

Ruth Fay Kilgore
Ruth Fay Kilgore

David M. Jordan
David M. Jordan

By: Ruth Fay Kilgore, Atty-in-Fact
Ruth Fay Kilgore, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a notary public in and for said county and state, the within named **Ruth Fay Kilgore**, the bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained, and who, upon oath, acknowledged that she executed the within instrument as the free act and deed of the said **David M. Jordan**, the within named bargainor, for the purposes therein contained by virtue of a Limited Durable Power of Attorney duly executed by the said David M. Jordan, and recorded simultaneously herewith in Instrument #_____, of the Register's Office of Davidson County, Tennessee.

WITNESS my hand and official seal this 12th day of October, 2017.

R. Francene Kavin
R. Francene Kavin
NOTARY PUBLIC

R. FRANCENE KAVIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 10/31/2020

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $662,900.00.

Lynda Lawrence
AFFIANT

Subscribed and sworn to before me on this 12th day of October, 2017.

NOTARY PUBLIC

My Commission Expires: 11-3-2020

DESIREE D. MAXWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY