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

39-B
File #18-1047

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 **Ryan Jones and Leigh Sullivan Jones, husband and wife**, 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 Unit A of Homes at 4148 & 4150 Outer, a Horizontal Property Regime with Private Elements, as described in Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20170323-0028614, Register's Office for Davidson County, Tennessee, to which reference is hereby made, the plat attached as an Exhibit thereto, and the Bylaws appended to said Declarations, are incorporated herein by reference and made a part hereof the same as though copied herein for a more complete identification and description thereof.

Being a portion of the same property conveyed to The Baird Graham Company, L.L.C., a Tennessee limited liability company, by deed from Outer Drive Holdings, LLC, a Tennessee limited liability company, dated November 4, 2016, of record in Instrument No. 20161108-0118250, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 4148 Outer Drive, Nashville, TN 37204.

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.

Bill Garrett Davidson County
Batch# 69184 DEEDWARR
03/15/2018 10:06:26 AM 2 pgs
Fees: $13.00 Taxes: $3,646.35
20180315-0024358

WITNESS THE EXECUTION HEREOF this 9th day of March, 2018.

The Baird Graham Company, L.L.C.

By: L. Baird Graham, Sole Member

State of Tennessee)
County of Davidson)

On this 9th day of March, 2018, 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.

Notary Public

My Commission Expires: 11/2/2020

DESIREE D. MAXWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 985,500.00.

Affiant

Sworn and subscribed before me on this the 9th day of March, 2018.

Notary Public

My Commission Expires: 12/15/21

REBECCA SHUKIS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 12/15/2021
COUNTY OF WILLIAMSON

NEW OWNER:
Leigh Jones
4148 Outer Drive
Nashville, TN 37204

RESPONSIBLE FOR TAX PAYMENT:
new owner

TAX MAP-PARCEL #:
132-05-0-015.00