Bill Garrett Davidson County
Batch# 84766 DEEDWARR
04/26/2018 09:06:51 AM 2 pgs
Fees: $13.00 Taxes: $7,307.50
20180426-0039219

G#30599-2
Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

BOX #14
File #18-1131

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 **Johan Arvidsson, an unmarried man,** 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 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, Register's 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 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 a 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 The Baird Graham Company, L.L.C., a Tennessee limited liability company by deed from Kathie D. House, a single woman, dated May 25, 2017, of record in Instrument No. 20170526-0052682, 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: 4506 Beacon Drive, Nashville, TN 37215.

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.

WITNESS THE EXECUTION HEREOF this 20th day of April, 2018.

The Baird Graham Company, L.L.C.

L. Baird Graham, Sole Member

State of Tennessee)
County of Davidson)

On this 20th day of April, 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: 5/8/18

ANGELA YVETTE DIXON-WILLIAMSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 1,975,000.00.

Affiant

Sworn and subscribed before me on this the 25th day of April, 2018.

Notary Public

My Commission Expires: 07-08-2019

CORYLYN S. PRIEST STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

NEW OWNER:
Johan Arvidsson
4506 Beacon Drive
Nashville, TN 37215

RESPONSIBLE FOR TAX PAYMENT:
RBC Bank (Georgia) N.A.
P. O. Box 986
Newark, New Jersey 07184-0986

TAX MAP-PARCEL #:
130-11-0-088.00