39B

WARRANTY DEED

Bill Garrett Davidson County
Batch# 105987 DEEDWARR
06/18/2018 03:32:46 PM 2 pgs
Fees: $13.00 Taxes: $2,460.50

20180618-0058555

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $665,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 15th DAY OF June, 2018.

Notary Public

MY COMMISSION EXPIRES: 1/13/20

(AFFIX SEAL)

DESIREE D. MAXWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
The Baird Graham Company, L.L.C.	The Baird Graham Co, LLC	
(NAME)	(NAME)	
4217 Lindawood Drive	PO Box 150645	131-01-0-042.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	Nashville, TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **PAUL B. DOSTER, JR., AND WIFE, JEAN M. DOSTER**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **THE BAIRD GRAHAM COMPANY, L.L.C., A TENNESSEE LIMITED LIABILITY COMPANY,** 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 Lot 6, RESUBDIVISION OF LOT 6 LINDAWOOD SUBDIVISION AND PART OF LOT 57, BELLE MEADE ANNEX SUBDIVISION, as shown on plat of record in Instrument No. 20051102-0132660, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed by Quitclaim Deed from HR Properties of Tennessee, a Tennessee general partnership to Paul B. Doster, Jr. and wife, Jean M. Doster, as recorded on the 1st day of December, 2006 in Instrument No. 20061201-0148788 and Warranty Deed from Tina Denise Holcomb Stewart to Paul B. Doster, Jr. and wife, Jean M. Doster, as recorded on the 3rd day of May, 2001 in Instrument No. 20010503-0045408, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 4217 Lindawood Drive, Nashville, TN 37215
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, their heirs and assigns forever; and we do covenant with 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 hand this 15 day of June, 2018

Paul B. Doster, Jr. 6/15/18

PAUL B. DOSTER, JR.,

Jean M Doster 6/15/18

JEAN M. DOSTER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Paul B. Doster, Jr., and Jean M. Doster, the bargainors, 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 15 day of June, 2018.

Commission expires:

Notary Public