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

39-B
File #18-1293

Karen Y Johnson Davidson County
Batch# 147991 DEEDWARR
10/02/2018 01:35:04 PM 2 pgs
Fees: $13.00 Taxes: $2,312.50
20181002-0097730

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 **James C. Bradshaw, III and wife, Sarah G. Bradshaw**, 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**, 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. 48 on the Plan of Oak Hill Valley, as of record in Book 1835, pages 15 and 16, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description thereof.

Being the same property conveyed to James C. Bradshaw, III and wife, Sarah G. Bradshaw, dated June 14, 1996, in the amount of $210,000.00, of record in Book 10093, page 160, 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: 875 Robertson Academy Road, Nashville, TN 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, 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 1st day of October, 2018.

James C. Bradshaw, III

Sarah G. Bradshaw

State of Tennessee)
County of Davidson)

On this 1st day of October, 2018, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named James C. Bradshaw, III and Sarah G. Bradshaw, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 3/8/22

ANGELA Y. POSTON-WILLIAMSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAR 8, 2022

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 625,000.00.

Affiant

Sworn and subscribed before me on this the 1st day of October, 2018.

Notary Public

My Commission Expires: 3/8/22

ANGELA Y. POSTON-WILLIAMSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAR 8, 2022

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
The Baird Graham Company, LLC PO Box 150645 Nashville, TN 37215	New Owner	132-14-0-050.00