6

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

39-B
File #18-1317

Karen Y Johnson Davidson County
Batch# 151614 DEEDWARR
10/16/2018 08:44:39 AM 2 pgs
Fees: $13.00 Taxes: $4,177.30

20181016-0102234

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.**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **John Wright Eakin III and Sarah Eakin, 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 B of Homes at 2204 and 2206 Castleman Drive, a Horizontal Property Regime with Private Elements, described in a Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20180212-0013926, 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 part hereof the same as though copied herein for a more complete description thereof.

Being part of the same property conveyed to The Baird Graham Company, L.L.C., a Tennessee limited liability company, by deed from The Estate of Rose J. Cooper, dated January 31, 2018, of record in Instrument No. 20180202-0010708, 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: 2206 Castleman 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 12th day of October, 2018.

The Baird Graham Company, L.L.C.

By: L. Baird Graham, Sole Member

State of Tennessee)
County of Davidson)

On this 12th day of October, 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: 11/3/20

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: $ 1,129,000.00.

Affiant

Sworn and subscribed before me on this the 12th day of October, 2018.

Notary Public

My Commission Expires: 5/3/21

L. DYKE TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

NEW OWNER:
Jack Wright Eakin III
2206 Castleman Drive
Nashville, TN 37215

RESPONSIBLE FOR TAX PAYMENT:
SunTrust Bank
1001 Semmes Avenue, RVW 5024
Richmond, VA 23224

TAX MAP-PARCEL #:
131-01-4E-002.00