THIS INSTRUMENT PREPARED BY:
Yvette Lyn Meldrum, Esq.
Mid-State Title & Escrow, Inc.
128 Holiday Court, Suite 125
Franklin, Tennessee 37067

MST File No. 2018-1593

Karen Y Johnson Davidson County
Batch# 171149 DEEDWARR
12/06/2018 11:20:30 AM 4 pgs
Fees: $23.00 Taxes: $703.00
20181206-0118975

ADDRESS NEW OWNER
John T. Baird
308 Hunterwood Drive
White House, TN 37188

SEND TAX BILLS TO:
Same

MAP PARCEL
109-00-0-002.00

STATE OF Tennessee
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $190,000.00

Affiant

Subscribed and sworn to before me this the 28 day of Nov., 2018

Notary Public

My Commission Expires: 5-30-21

CHERIE FRANKLIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 05-30-2021

TRUSTEES DEED

FOR AND IN CONSIDERATION OF the sum of One Hundred Ninety Thousand and 00/100 ($190,000.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Jacqueline F. Calvert, David A. Fisher, Paul D. Fisher and Cecelia G. Fisher, and their successor trust, as successor co-trustees of the Iris P. Fisher Trust under agreement dated September 25, 1997, as amended and restated on January 25, 2000, and amended by a First Amendment to the Restated Fisher Trust dated December 13, 2000,** hereinafter called "GRANTOR," in their capacity as Trustees, and not otherwise, have bargained and sold, and by these presents do transfer and convey unto **John T. Baird, unmarried,** hereinafter called "GRANTEE," his heirs, successors and assigns, certain real property in Davidson County, State of Tennessee, described as follows (the "Property"):

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Resubdivision of Lots 1 and 2 John Fisher Subdivision of record in Plat at Instrument No. 20021008-0122727, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to John C. Fisher and wife, Iris Anelle Fisher by Warranty deed from Raymond J. Morris and wife, Marjorie A. Morris of record in Book 2489, page 531 Register's Office for Davidson County , Tennessee, dated January 23, 1956 and recorded on January 23, 1956.

Being a portion of the same property conveyed to John C. Fisher and Iris P. Fisher, Trustees of The John C. Fisher and Iris P. Fisher Joint Revocable Living Trust, Dated September 25, 1997 by Warranty deed from John C. Fisher and wife, Iris P. Fisher of record in Book 10694, page 192 Register's Office for Davidson County, Tennessee, dated November 14, 1997 and recorded on November 24, 1997.

Being a portion of the same property conveyed to Jacqueline F. Calvert, David A. Fisher, Paul D. Fisher and Cecelia G. Fisher, and their successor trust, as successor co-trustees of the Iris P. Fisher Trust under agreement dated September 25, 1997, as amended and restated on January 25, 2000, and amended by a First Amendment to the Restated Fisher Trust dated December 13, 2000 by Quitclaim deed from Jacqueline F. Calvert, David A. Fisher, Paul D. Fisher, and Cecelia G. Fisher, as successor Co-Trustees of the John C. Fisher and Iris P. Fisher Joint Revocable Living Trust, dated September 25, 1997, as well as the John C. Fisher Trust of record in Instrument No. 20160518-0049808 Register's Office for Davidson County, Tennessee, dated April 27, 2016 and recorded on May 18, 2016.

The Property is transferred subject to these limitations, restrictions, and encumbrances: Taxes for the year 2018 have been prorated and paid at transfer, Subject to all matters shown on the Plan of record in Plat Book 8250, Page 777 and Instrument No. 20021008-0122727, Register's Office for Davidson County, Tennessee.

This is improved property known as 3574 Bell Rd, Nashville, TN 37214.

TO HAVE AND TO HOLD the Property in as full and complete manner as the undersigned, in their capacity as Trustee, and not otherwise, has the power to convey. The Grantors, as the successor co-trustees, warrants the title to the Property to the Grantee and Grantee's heirs or successors and assigns, against the lawful claims of all persons claiming by, through or under themselves and not otherwise. 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 its hand this, the 28th day of Nov, 2018

GRANTOR:

The Iris P. Fisher Trust under agreement dated September 25, 1997, as amended and restated on January 25, 2000, and amended by a First Amendment to the Restated Fisher Trust dated December 13, 2000

BY: Jacqueline F. Calvert by Cecelia G Fisher
Jacqueline F. Calvert, Successor Co-Trustee by Cecelia G. Fisher, as Attorney in Fact

BY: David A. Fisher by Cecelia G Fisher
David A. Fisher, Successor Co-Trustee by Cecelia G. Fisher, as Attorney in Fact

BY: Paul D. Fisher by Cecelia G Fisher
Paul D Fisher, Successor Co-Trustee by Cecelia G. Fisher, as Attorney in Fact

BY: Cecelia G Fisher
Cecelia G. Fisher, Successor Co-Trustee

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Cecelia G. Fisher, Attorney-in-Fact for Jacqueline F. Calvert, David A. Fisher, Paul D. Fisher, as successor co-trustees of the Iris P. Fisher Trust under agreement dated September 25, 1997, as amended and restated on January 25, 2000, and amended by a First Amendment to the Restated Fisher Trust dated December 13, 2000, the within named bargainor(s), with whom I am personally acquainted (or proved o me on the basis of satisfactory evidence), and who acknowledged that he/she, executed the foregoing instrument on behalf of and as Attorney-in-Fact for the said Jacqueline F. Calvert, David A. Fisher, Paul D. Fisher, as successor co-trustees of the Iris P. Fisher Trust under agreement dated September 25, 1997, as amended and restated on January 25, 2000, and amended by a First Amendment to the Restated Fisher Trust dated December 13, 2000, as his/her free act and deed for the purposes therein contained and no further otherwise, said Power of Attorney of record in Register's Office of Davidson County, Tennessee.

Witness my hand and official seal at office, on this the 20th day of Nov, 20 18.

Notary Public

YVETTE LYN MELDRUM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-11-2020

My Commission Expires: 7-11-2020

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, personally appeared Cecelia G. Fisher, with whom I am personally acquainted, (or proved to me to on the basis of satisfactory evidence) and who, upon oath, acknowledged herself to be a Successor Co-Trustee of Iris P. Fisher Trust under agreement dated September 25, 1997, as amended and restated on January 25, 2000, and amended by a First Amendment to the Restated Fisher Trust dated December 13, 2000, the within named bargainor, and Cecelia G. Fisher, being so authorized to do, executed the foregoing instrument for the purposes therein contained and no further otherwise, by signing as Successor Co-Trustee of said Trust.

Witness my hand and official seal at office, on this the 20th day of Nov, 20 18.

Notary Public

My Commission Expires: 7-11-2020

YVETTE LYN MELDRUM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-11-2020

True Copy Certification

I, Yvette Meldrum, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature – Yvette Meldrum

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a notary public for this county and state, Yvette Meldrum who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5-30-21

CHERIE FRANKLIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 05-30-2021