Karen Johnson Davidson County
Batch# 243370 DEEDWARR
06/14/2019 09:44:30 AM 3 pgs
Fees: $18.00 Taxes: $869.50
20190614-0057274

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B19-1131

REBECCA SHUKIS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 12/15/2021
COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $235,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 13th day of June, 2019

Notary Public

Commission Expires: 12/15/21

Address of New Owner	Send Tax Bills To:	Map & Parcel
Brandon Adams, Trustee of The 939 Neuhoff Ln Trust P.O. Box 160071 Nashville, TN 37216	NEW OWNER	129-11-0-025.00

WARRANTY DEED

FOR AND IN 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, I/WE,

Marian L. Baird, a single person

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Brandon Adams, Trustee of The 939 Neuhoff Dr Trust

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 No. 170 on the Plan of Section 1, Warner Park Valley of record in Plat Book 3600, Page (s) 12, 13 and 14, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Beginning at a point in the Westerly margin of Neuhoff Lane, at the corner of Lots 170 and 171; thence with the line between said lots, Westerly 143.2 feet to a point in the Easterly line of Lot No. 168; thence with the line between Lots 170, 168, and 169, Northerly 136.2 feet to a point in the Southerly margin of St. Henry Drive; thence with the margin of the same, Easterly 92.94 feet to a point at the beginning of a curve; thence around said curve, Southeasterly 36.11 feet to a point in the Westerly margin of Neuhoff Lane; thence with the margin of the same, Southerly 90.46 feet to the point of beginning.

Being the same property conveyed to Robert Lester Camp and wife, Madeline Melton Camp by Warranty deed from Clarence N. Baird and wife, Marian L. Baird of record in Book 4319, page 557, Register's Office for Davidson County, Tennessee, dated March 21, 1969 and recorded on March 24, 1969 and Corrective Deed Recorded on March 26, 1969 and Recorded in Book 4320, Page 511 . (Value or consideration shown in aforementioned deed $27,900.00.).

Being the same property conveyed to Marian L. Baird by Quitclaim deed from Clarence N. Baird of record in Book 5115, page 355, Register's Office for Davidson County, Tennessee, dated October 01, 1976 and recorded on February 15, 1977. (Value or consideration shown in aforementioned deed $None.).

Being the same property conveyed to Scott G. Baird, now a married person by Quitclaim deed from Marian L. Baird, now a single person of record in Instrument No. 20180910-

0089563 Register's Office for Davidson County, Tennessee, dated August 15, 2018 and recorded on September 10, 2018. (Value of consideration shown in aforementioned deed $0.00.).

Being the same property conveyed to Marian L. Baird, now a single person by Quitclaim deed from Scott G. Baird and wife, Anna Marie Bantigue, now married persons of record in Instrument No. 20190501-0040526 Register's Office for Davidson County, Tennessee, dated April 13, 2019 and recorded on May 01, 2019. (Value of consideration shown in aforementioned deed $0.00.)

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: **939 Neuhoff Lane, Nashville, TN 37205.**

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 13th day of June, 2019.

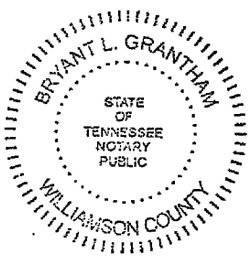
Marian L. Baird by Clarence Baird Jr, Attorney in fact

Marian L. Baird by Clarence Baird, Jr., Attorney-In-Fact

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 Clarence Baird, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the within instrument for the purposes therein contained, and who further acknowledged that he/she is the attorney in fact for Marian L. Baird and that he/she is authorized by Marian L. Baird to execute this instrument on his/her behalf.

Witness my hand and official seal at this 13th day of June, 2019.



Notary Public
My Commission Expires: 6-20-2021

(Notary Seal)

True Copy Certification

I, Marjorie Kaup Haines, 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.

Marjorie Kaup Haines
Signature

State of TN

County of Williamson

Personally appeared before me, Chris Mule, a notary public for this county and state, Marjorie Kaup Haines 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: 1/13/2020
Notary' Seal (if on paper)

CHRIS MULE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY