Karen Johnson Davidson County
Batch# 310384 DEEDWARR
11/04/2019 03:27:30 PM 3 pgs
Fees: $18.00 Taxes: $4,810.00
20191104-0113742

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

39-B
File #19-1365

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., a Tennessee limited liability company**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Michael F. Montijo and Patricia Jamieson-Montijo, 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 Lot No. 1 on the Plan of The Glen Echo, First Revision, of record as Instrument No. 20071102-0129357 in the Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description.

Being the same property conveyed to The Baird Graham Company, L.L.C., a Tennessee limited liability company, by deed from Robert M. Dimick, an unmarried man, dated May 11, 2018, of record in Inst. No. 20180514-0045889, 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: 400 Glen West 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 28th day of October, 2019.

The Baird Graham Company, L.L.C., a Tennessee limited liability company

By: L. Baird Graham, Sole Member

State of Tennessee)
County of Davidson)

On this 28th day of October, 2019, 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: 3/8/22

ANGELA Y. POSTON WILLIAMSON NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 1,300,000.00.

Affiant

Sworn and subscribed before me on this the 28th day of October, 2019.

Notary Public

My Commission Expires:

CARMEN COATS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 03-06-2022

NEW OWNER:
Michael F. Montijo
400 Glen West Drive
Nashville, TN 37215

RESPONSIBLE FOR TAX PAYMENT:
NEW OWNER

TAX MAP-PARCEL #:
117-15-0G-001.00

True Copy Certification

I, Angie Lawless, 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

State of **TN**
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** 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: 5-2-22

J. BRANDON MILLER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022