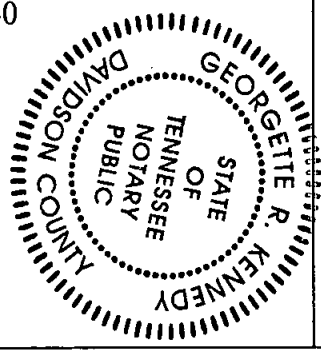
THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 540
Nashville, TN 37203
P19-26698



STATE OF TENNESSEE
COUNTY OFDAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 348,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22 DAY OF November, 2019.

Notary Public

MY COMMISSION EXPIRES: 03-08-21

(AFFIX SEAL)

Karen Johnson Davidson County
Batch# 319001 **DEEDWARR**
11/25/2019 12:58:14 PM 4 pgs
Fees: $23.00 Taxes: $1,289.45

20191125-0121558

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joshua Brady and Mattie Brady	Capstar Bank	
8497 Russell Road	2002 Richard Jones Road, Suite 300A	15400000900
Nashville, TN 37221	Nashville, TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, **Ronald Martin Baldwin and wife, Mary L. Baldwin,**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Joshua Brady and Mattie Brady, husband and wife,**

HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is IMPROVED property known as **8497 Russell Road, Nashville, TN 37221.**

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 do 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 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 our hands this the 31st day of October, 2019.

Ronald M. Baldwin

Mary L. Baldwin

STATE OF NEW MEXICO

COUNTY OF Santa Fe

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Ronald M. Baldwin and Mary L. Baldwin** the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainors, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 31st day of October, 2019.

My Commission expires: 10-18-2022

Notary Public

OFFICIAL SEAL
Mary Martinez
NOTARY PUBLIC - STATE OF NEW MEXICO
My Commission Expires: 10-18-2022

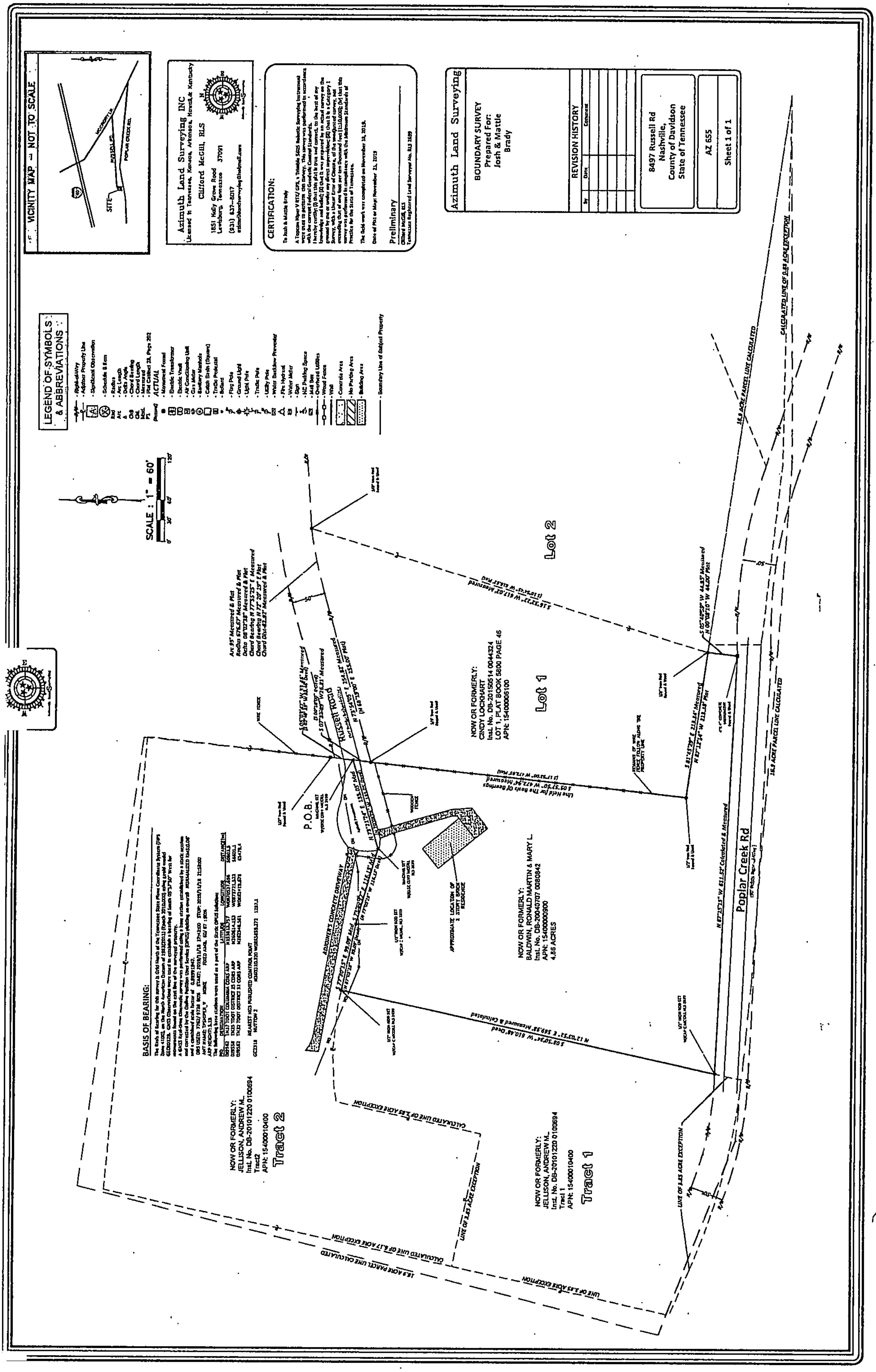
EXHIBIT A

Being in the 9th civil district of Davidson County, Tennessee, and the remaining portion of the property recorded as DB-20040707 0080842 in the Davidson County, Tennessee Register of Deeds, being more particularly described below:

Beginning at a magnail set with disc, " Cliff McGill RLS 2699" in the center of Russell Rd which lies S 06°03'47" W, 33.46' from a found 1/2" iron rod in a fence line; thence S 07°32'09" W, 26.81' to a found 5/8" iron at the end of a fence line being the northwest corner of Cindy Lockhart, instrument number DB 20150514 0044324, Lot 1 of Plat Book 5800, Page 46; thence along the west line of Lockhart S 05°57'50" W, 472.94' to a found 1/2" iron rod; thence S 81°45'29" E, 213.34' to a found 5/8" iron rod; thence S 05°48'59" W, 44.35' to a found 4" by 4" concrete monument on the north right of way Poplar Creek Rd, a 50' right of way; thence along the north right of way of Poplar Creek Rd N 87°15'15" W, 611.52' to a set 1/2" iron rod with an orange plastic cap inscribed, " C McGill RLS2699" 25' from the centerline of Poplar Creek Rd on the north right of way; thence N 12°03'52" E, 569.98' to a set 1/2" iron rod with an orange plastic cap inscribed, " C McGill RLS2699" , 16' south of the south edge of a concrete driveway; thence running south of the driveway S 77°30'15" E, 99.09' to set 1/2" iron rod with an orange plastic cap inscribed, " C McGill RLS2699"; thence S 73°52'12" E, 116.13' to a magnail set with disc, " Cliff McGill RLS 2699" in the dead end of Russell Road; thence N 73°21'24" E, 135.05' to the Point of Beginning containing 4.86 acres per survey of Cliff McGill, RLS 2699 dated 11/18/2019. as shown on Exhibit "B" attached.

Being the same property conveyed to Ronald Martin Baldwin and Mary L. Baldwin by Warranty deed from Doris G. Friedli of record in Instrument No. 20040707-0080842 Register's Office for Davidson County, Tennessee, dated June 25, 2004 and recorded on July7, 2004.

EXHIBIT "B"


VICINITY MAP - NOT TO SCALE
Azimuth Land Surveying INC
Clifford McGill, RLS
CERTIFICATION:
Preliminary
Azimuth Land Surveying
BOUNDARY SURVEY
Prepared For:
Josh & Mattie
Brady
REVISION HISTORY
8497 Russell Rd
Nashville,
County of Davidson
State of Tennessee
AZ 655
Sheet 1 of 1
LEGEND OF SYMBOLS & ABBREVIATIONS
SCALE : 1" = 60'
Lot 2
Lot 1
NOW OR FORMERLY:
CINDY LOCKHART
Inst. No. DB-20150514 0044324
LOT 1, PLAT BOOK 5800 PAGE 46
APN: 15400006100
Russell Road
P.O.B.
NOW OR FORMERLY:
BALDWIN, RONALD MARTIN & MARY L
Inst. No. DB-20040707 0080842
APN: 15400000900
4.88 ACRES
Poplar Creek Rd
BASIS OF BEARING:
NOW OR FORMERLY:
JELLISON, ANDREW M.
Inst. No. DB-20101220 0100694
Tract2
APN: 15400010400
Tract 2
NOW OR FORMERLY:
JELLISON, ANDREW M.
Inst. No. DB-20101220 0100694
Tract 1
APN: 15400010400
Tract 1