Karen Johnson Davidson County
Batch# 346332 DEEDWARR
01/22/2020 02:10:30 PM 3 pgs
Fees: $18.00 Taxes: $445.85
20200122-0008004

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $120,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22ND DAY OF JANUARY, 2020.

Notary Public

MY COMMISSION EXPIRES: 07-03-2023
(AFFIX SEAL)

TAYLOR ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 3, 2023

THIS INSTRUMENT WAS PREPARED BY
Toro Title, LLC, 933 E. Trinity Lane, Nashville, TN 37207

File No.: 19-0066

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
M & F PROPERTIES, LLC	M & F Properties, LLC	133-01-0-041.00
(NAME) 915 Goodbar Dr.	(NAME) 915 Goodbar Dr.	
(ADDRESS) Nashville, TN 37217	(ADDRESS) Nashville, TN 37217	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF One Hundred Twenty Thousand Five Hundred And No/100 Dollars ($120,500.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,
ROBERT P. BAIRD, JR.,
HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO
M & F PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,
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. 59 on the Plan of H.G. McNabb in Record Book 1130, Page 64, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete desccription.

Being the same property conveyed to Robert P. Baird, Jr. by Warranty Deed executed by Patricia McBroom, unmarried, on December 15th, 2000, filed for record on December 29th, 2000, in Insrument No. 20001229-0127343, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:

- Taxes for 2020 and subsequent years, liens not yet due and payable.
- Plat of record in Book 1130, Page 64, Register's Office for Davidson County, Tennessee.
- All easements and restrictions of record not stated herein.

This is unimproved ☐ improved ☒ property, known as 3111 Louise Dr., Nashville, TN 37211

(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 22nd day of January, 2020.

Robert Paul Baird, Jr.

STATE OF TENNESSEE

COUNTY OF Davidson

On this 22nd day of January, 2020, before me personally appeared Robert Paul Baird, Jr. known to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that such person executed the same as such person's free act and deed.Sworn to and subscribed before me this the 22nd day of January, 2020.

Taylor Anderson My Commission Expires: 07-03-2023

NOTARY PUBLIC

TAYLOR ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 3, 2023

True Copy Certification

I, Matthew Anderson, 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 Tennessee

County of Davidson

Personally appeared before me, Taylor Anderson, a notary public for this county and state, Matthew Anderson, 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: July 3rd, 2023

