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THIS INSTRUMENT PREPARED BY:

Paul F. Soper, Esq.
2323 21st Avenue S, Ste. 502
Nashville, Tennessee 37212

Karen Johnson Davidson County
Batch# 376956 **DEEDWARR**
03/24/2020 03:56:24 PM 2 pgs
Fees: $13.00 Taxes: $2,775.00
20200324-0032105

ADDRESS NEW OWNER
The Baird Graham Company, LLC
PO Box 150645
Nashville, TN 37215

SEND TAX BILLS TO
NEW OWNER

MAP/PARCEL
130-11-0-124.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **KIMBERLY PATIKAS, UNMARRIED,** ("Grantor" herein), has bargained and sold, and does hereby bargain sell, transfer, convey, and confirm unto **THE BAIRD GRAHAM COMPANY, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** ("Grantee" herein), its successors and assigns, all of Grantor's right, title and interest in and to that certain tract or parcel of land in **Davidson County, State of Tennessee**, more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot(s) 7, as shown on the map entitled Hycrest Acres, of record in Plat Book 2133, page 5, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to TAKIS PATIKAS, JR. AND WIFE, KIMBERLY PATIKAS, by deed from STEPHEN W. GRACE AND WIFE, PATRICIA B. GRACE, of record as Instrument No. 20030509-0062705, dated April 17, 2003, said Register's Office. Being further conveyed to KIMBERLY PATIKAS, UNMARRIED, by quitclaim deed from TAKIS PATIKAS, JR., UNMARRIED, of record in Instrument No. 20170103-0000244, dated December 16, 2016, said Register's Office.

This is improved property known as: 4505 Wayland Drive, Nashville, TN 37215

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, hereditaments, estate, title, and interest thereto belonging to said GRANTEE, her successors and assigns, forever. And GRANTOR does covenant with said GRANTEE that GRANTOR is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered.

And GRANTOR does further covenant and bind himself, his assigns, successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, her successors and assigns, against the lawful claims of all persons. The conveyance herein is subject to 2020 real property taxes and any easements, covenants and restrictions of record.

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

IN WITNESS WHEREOF, the GRANTOR has hereunto set her hands as of this 20th day of March, 2020.

KIMBERLY PATIKAS

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, TRICIA BALL, a Notary Public of the State and County aforesaid, personally appeared **KIMBERLY PATIKAS**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be the within named bargainor, and that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal at Nashville, TN, this 20th day of March, 2020.

Notary Public

TRICIA BALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires: 9/7/21

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property (whichever is greater) is **$750,000.00.**

Sworn to and subscribed before me this 20th day of March, ~~2020.~~

Notary Public

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

My Commission Expires: 3/8/22