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

Karen Johnson Davidson County
Batch# 428161 DEEDWARR
06/29/2020 01:48:25 PM 2 pgs
Fees: $13.00 Taxes: $2,590.00

20200629-0070227

39-B
File #20-1230

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 **Donna M. Bostick, unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **The Baird Graham Company, L.L.C., a Tennessee limited liability company**, 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. 8 on plan of Wallace Subdivision, Part 3, of record in Book 1130, page 82, 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 Donna M. Bostick by deed from William R. Hutchison and wife, Laura P. Hutchison, dated November 28, 1983, of record in Book 6184, page 175 and further by Quitclaim Deed of record in Book 9470, page 703, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 4008 Vailwood 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.

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

RESPONSIBLE FOR TAX PAYMENT
NEW OWNER

TAX MAP-PARCEL #:
117-13-0-053.00

WITNESS THE EXECUTION HEREOF this 26th day of June, 2020.

Donna M. Bostick

Donna M. Bostick

State of Tennessee)
County of Davidson)

On this 26th day of June, 2020, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Donna M. Bostick, the bargainor(s), 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 the execution as a free act and deed.

Notary Public

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

My Commission Expires: 3/8/22

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 700,000.00.**

Affiant

Sworn and subscribed before me on this the 26th day of June, 2020.

Notary Public

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

My Commission Expires: 3/8/22