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

Karen Johnson Davidson County
Batch# 866250 DEEDWARR
06/02/2022 10:19:30 AM 3 pgs
Fees: $18.00 Taxes: $20,350.00
20220602-0063611

39-B
File #22-1173

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, LLC, a Tennessee limited liability company**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Rory Wilfork, Trustee of the Desert Building Co. Trust U/T/A dated May 9, 2022**, 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. 7 on the plan of Hycrest Acres, of record in Book 2133, page 5, Register's Office for said County. Said Lot No. 7 fronts 125.0 feet on the broken westerly margin of Wayland Drive and extends back 578.4 feet on the northerly line and 544.0 feet on the broken southerly line to a dead line in the rear, measuring 120.0 feet thereon.

Being the same property conveyed to The Baird Graham Company, LLC, a Tennessee limited liability company by deed from Kimberly Patikas, unmarried, dated March 20, 2020, of record in Inst. 20200324-0032105, 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: 4505 Wayland 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:	**RESPONSIBLE FOR TAX PAYMENT**	**TAX MAP-PARCEL #:**
Desert Building Trust Co., LLC **4505 Wayland Drive** **Nashville, TN 37215**	New Owner	**130-11-0-124.00**

WITNESS THE EXECUTION HEREOF this 20th day of May, 2022.

The Baird Graham Company, LLC, a Tennessee limited liability company

By: L. Baird Graham, sole member

State of Tennessee)
County of Davidson)

On this 20th day of May, 2022, 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 LLC, 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 LLC, as Sole Member.

Notary Public

DESIREE D. MAXWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 9/2/24

State of Tennessee)
County of ~~Davidson~~) Williamson
HL

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 5,500,000.00.**

Affiant

Sworn and subscribed before me on this the 20th day of May, 2022.

Notary Public

HANNAH LEWIS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 3/15/2025
COUNTY OF WILLIAMSON

My Commission Expires: 3/15/25

Certificate of Authenticity

I, Joshua A. Terry, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 5-20-22.

Affiant Signature

5-26-22

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 5-26-22.

Notary Public

My Commission Expires: 5-23-23

KATHLEEN WILLIAMS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON