Batch# 1034660 DEEDWARR
08/04/2023 12 40 03 PM 3 pgs
Fees $18 00 Taxes $14,041 50
20230804-0060476

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

39-B
File #23-1188

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 L.L.C., a Tennessee limited liability company**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **David B. Ingram,** 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 LOCATED IN THE 34TH COUNCIL DISTRICT OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE, SAID LAND BEING THE NORTHERLY HALF OF LOT 18, BELLE MEADE ANNEX SUBDIVISION (BOOK 547, PAGE 66 R.O.D.C., TN) DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON ROD (OLD) ON THE EASTERLY MARGIN OF SNEED ROAD (50 FOOT WIDE PUBLIC R.O.W.), SAID ROD BEING THE NORTHWEST CORNER OF THE JAMES MICHAEL & HEATHER BLANKINSHIP LAND (INSTRUMENT # 20220815-0092264 R.O.D.C., TN) WHICH IS LOCATED N 06°50'31" E 99.87 FEET FROM SAID BLANKINSHIP'S SOUTHWEST CORNER AT THE ORIGINAL SOUTHWEST CORNER OF LOT 18, BELLE MEADE ANNEX SUBDIVISION (BOOK 547, PAGE 66 R.O.D.C., TN) AND BEING THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND; THENCE WITH SAID EASTERLY MARGIN N 06°37'18" E 99.60 FEET TO AN IRON ROD (OLD) AT THE SOUTHWEST CORNER OF THE ANTHONY W. & JENNIFER B. DITCHARO LAND (INSTRUMENT # 20120713-0061888 R.O.D.C., TN) WHICH IS THE SOUTHWEST CORNER OF LOT 19 OF SAID BELLE MEADE ANNEX SUBDIVISION AND THE NORTHWEST CORNER OF SAID LOT 18; THENCE LEAVING SAID EASTERLY MARGIN WITH SAID DITCHARO S 83°07'38" E, PASSING A WITNESS IRON ROD (OLD) AT 295.16 FEET FOR A TOTAL DISTANCE OF 300.28 FEET TO A SURVEY NAIL (NEW) IN A ROCK WALL IN THE WESTERLY LINE OF LOT 51, SNEED ESTATES (BOOK 2133, PAGE'S 10 & 11 R.O.D.C., TN) OWNED BY WILLIAM B. BRUCE, ET UX (BOOK 6034, PAGE 85 R.O.D.C., TN); THENCE WITH SAID BRUCE S 06°46'49" W 99.42 FEET TO AN IRON ROD (NEW) AT THE NORTHEAST CORNER OF SAID BLANKINSHIP; THENCE WITH SAID BLANKINSHIP N 83°09'46" W 300.00 FEET TO THE POINT OF BEGINNING THE DESCRIBED TRACT OF LAND CONTAINING 29866.79 S.F. OR 0.69 ACRES MORE OR LESS ACORDING TO AN ALTA / NSPS LAND TITLE SURVEY DATED 7-14-23 BY CAMPBELL, McRAE & ASSOCIATES, SURVEYING, INC., P.O. BX. 41153, NASHVILLE, TN, 37204 CERTIFIED BY JOHN HOOD TN. R.L.S.#1838

Being the same property conveyed to The Baird Graham Company L.L.C., a Tennessee limited liability company by Warranty Deed from Lewis S. Graham, Jr., Executor of the Last Will and Testament of Betty B. Graham, deceased of record in Instrument Number 20220126-0009465, in the Register's Office for Davidson County, Tennessee, dated January 25, 2022 and recorded on January 26, 2022.

This is improved property, known as: 4338 Sneed Road, 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 #:
David B. Ingram	**NEW OWNER**	**130-08-0-058.00**
4417 Tyne Blvd		
Nashville, TN 37215		

WITNESS THE EXECUTION HEREOF this 2nd day of August, 2023.

The Baird Graham Company L.L.C., a Tennessee limited liability company

Sole Member

By: L. Baird Graham, sole member

State of Tennessee)
County of Davidson)

On this 2nd day of August, 2023, 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, L.L.C., 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, L.L.C., as Sole Member.

Notary Public

My Commission Expires: 3/3/26

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

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 3,795,000.00.**

Affiant

Sworn and subscribed before me on this the 2nd day of August, 2023.

Notary Public

My Commission Expires: 3/3/26

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

Exhibit A

This conveyance is made subject to:

1. All matters shown on the Plan of record in Plat Book 547, Page 66, in the Register's Office for Davidson County, Tennessee.

2. All matters as shown on ALTA/NSPS survey conducted by Campbell, McRae & Associates dated July 14, 2023, and Certified by John Alan Hood, Tennessee Registered Land Surveyor #1838 on July 14, 2023.

3. Survey by Campbell, McRae & Associates dated July 14, 2023 shows a 3 foot encroachment of a stone wall along rear property lot line.

4. Survey by Campbell, McRae & Associates dated July 14, 2023 shows a 1.2 foot encroachment of 5 foot metal fence over the northerly property line.

5. Property Taxes for year 2023 a lien not yet due and payable.