THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
3817 Bedford Avenue
Suite 140
Nashville, Tennessee 37215

CRT File No. 13020061

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $575,000.00.

Affiant

Subscribed and sworn to before me, this 6th day of March, 2013.

Notary Public
My Commission Expires: 6-23-14

HENRY E. RAGLE, IV
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

BILL GARRETT, Davidson County
Trans:T20130018753 DEEDWARR
Recvd: 03/07/13 11:18 2 pgs
Fees:13.00 Taxes:2127.50

20130307-0022836

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Christopher James Black and Ellen Ann Black 418 Lynnwood Blvd Nashville TN 37205	New Owner	Tax Parcel ID No. 116-15-0-089.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Clara Ruth Womack and William M. Womack Jr. as Trustees of The Billy M. Womack Family Trust and as sole heirs** ("Grantor"), have this day bargained and sold, and does hereby transfer and convey to **Christopher James Black and Ellen Ann Black, Husband and Wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being the North 111 feet of the South 116 feet of Lot No. 100 on the map of Royal Oaks Land Company's Subdivision of the Baker Tract, of record in Book 421, Pages 102 and 103, Register's Office of said county.

Said part of said lot fronts 111 feet on the Easterly side of Lynnwood Boulevard and runs back between lines 400 feet to a deadline, on which it measures 111 feet.

Being the same property conveyed by Executrix's Quitclaim Deed from Frances C. Womack, Executrix of the Estate of Billy M. Womack, deceased to The Billy M. Womack Family Trust as recorded on the 11th day of October, 1999 in Deed Book 11697, Page 141; Quitclaim Deed from Frances C. Womack to Billy M. Womack as recorded on the 7th day of November, 1996 in Deed Book 10253, Page 759; Quitclaim Deed from Billy M. Womack to Frances C. Womack as recorded on the 14th day of May, 1986 in Deed Book 6856, Page 133 and Warranty Deed from Henry Gordon Wynn, Jr., as Trustee, residuary devises, and Executor under the Will of Henry G. Wynn, probated May 7, 1964 to Billy M. Womack and wife, Frances C. Womack as recorded on the 12th day of June, 1964 in Deed Book 3767, Page 523, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2013.

City of Belle Meade taxes for the year 2013.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of ROYAL OAKS LAND COMPANY'S SUBDIVISION OF THE BAKER TRACT, as recorded in Plat Book 421, Page(s) 102 and 103.

This is improved property located at 418 Lynnwood Blvd Nashville TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 6th day of March, 2013.

Clara Ruth Womack, Trustee
The Billy M. Womack Family Trust

Clara Ruth Womack, individually

William M. Womack Jr., Trustee
The Billy M. Womack Family Trust
By Clara Ruth Womack as Attorney in Fact

William M. Womack Jr., Individually
By Clara Ruth Womack as Attorney in Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Clara Ruth Womack as Trustee** of the Billy M. Womack Family Trust, with whom I am personally acquainted, and who acknowledged that she as such Trustee executed the within instrument for the purposes therein contained and as **Attorney in Fact** executed this instrument on **behalf of William M. Womack Jr, Trustee.**

Witness my hand, at office, this 6th day of March, 2013.

Notary Public

My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 9, 2014

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Clara Ruth Womack,** with whom I am personally acquainted, and who acknowledged thats he executed the within instrument for the purposes therein contained, and who further acknowledged that she is the **Attorney-in-fact for William M. Womack Jr.,** of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 5th day of March, 2013.

Notary Public

My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 9, 2014