WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $99,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th day of May, 2013.

Notary Public

MY COMMISSION EXPIRES: 4-12-14

(AFFIX SEAL)

RETURN TO
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File # 01288-14898

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 5107 Maryland Way, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Brian Woods	Brian Woods	117150A03600CO
(NAME)	(NAME)	
1900 Richard Jones Road, A-104	1900 Richard Jones Road, A-104	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	Nashville, TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans: T20130044964 DEEDWARR
Recvd: 05/30/13 11:17 3 pgs
Fees: 18.00 Taxes: 368.15

20130530-0054430

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Bonnie Beneke and Barbara Jo Beneke and Beverly Beneke King and Margaret Beneke Crichton and Robert Earl Tolleson and Thomas Niel Tolleson and Beverly Glen Goodwin**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Brian Woods and wife, Sherry Woods**, hereinafter called the GRANTEE(S), their heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Parcel No. 36, being Unit No. A-104 on the Plat of Green Hills Terrace of record in Plat Book 5200, page 64, Register's Office for Davidson County, Tennessee, to which reference is hereby made and being further established by the Master Deed of record in Book 5304, Page 702 as amended in Book 7841, Page 557, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit as set forth in the Master Deed, reference to which is hereby made for a more complete and detailed description of the Unit and the Condominium, the rights and obligations of the Declarant and the Unit Owners, and the Bylaws of the Association of Owners.

Being the same property conveyed to Alta C. Campion, unmarried by Deed from Ervin M. Entrekin, Trustee, dated 09/21/1978 and filed for record on 10/11/1978 in Book 5349, Page 346, Register's Office for Davidson County, Tennessee.

The said Alta Carr Campion died testate on 10/14/1983 devising subject property to Margaret Campion Tolleson and Ann Campion Beneke as evidenced by the Last Will and Testament of Alta Carr Campion filed in Docket No 79475, in the Probate Court Clerk's Office for Davidson County, Tennessee.

The said Ann Campion Beneke died testate on 12/13/2000 devising her interest in subject property to Bonnie Beneke, Barbara Jo Beneke, Beverly Beneke King and Margaret Beth Beneke Todd NKA Margaret Beneke Crichton as evidenced by her Last Will and Testament filed in Docket No. 01P78, in the Probate Court Clerks Office for Davidson County, Tennessee.

The said Margaret Campion Tolleson died testate on 9/15/2011 devising her interest in subject property to Robert Earl Tolleson, Thomas Niel Tolleson and Beverly Glen Goodwin as evidenced by her Last Will and Testament filed in Docket No. 11P1516, in the Probate Court Clerks Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
All matters as set forth per Plat Book 5200, Page 64, said Register's Office.
Master Deed and By-Laws filed for record in Book 5304, Page 702, said Register's Office. Said Master deed was amended of record in Book 7841, Page 557, said Register's Office.
Appointment of Substitute Trustee regarding the Master deed was amended of record in Book 5539, Page 969, said Register's Office.
Said By-Laws were amended of record in Book 9830, Page 181, said Register's Office.
Grant of Easement of record in Instrument 201109300075704, said Register's Office.
County of Davidson taxes for the year 2013 and subsequent years, a lien not yet ascertainable, due or payable.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 1900 Richard Jones Road, A-104, Nashville, TN 37215
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and/or 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.

Witness our hands this 21st day of May, 2013.

Bonnie Beneke

Bonnie Beneke

Beverly Beneke King by Bonnie Beneke ATTY IN FACT

Beverly Beneke King by Bonnie Beneke, Attorney in Fact

Barbara Jo Beneke by Bonnie Beneke ATTY IN FACT

Barbara Jo Beneke by Bonnie Beneke, Attorney in Fact

Margaret Beneke Crichton by Bonnie Beneke ATTY IN FACT

Margaret Beneke Crichton by Bonnie Beneke, Attorney in Fact

Robert Earl Tolleson

Robert Earl Tolleson

Thomas Niel Tolleson by Robert Earl Tolleson ATTY in Fact

Thomas Niel Tolleson by Robert Earl Tolleson, Attorney in Fact

Beverly Glen Goodwin by Robert Earl Tolleson ATTY in fact

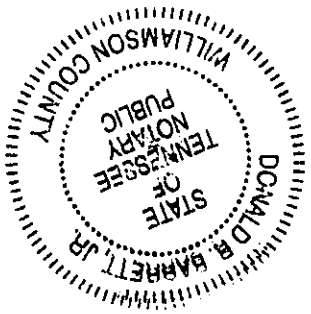
Beverly Glen Goodwin by Robert Earl Tolleson, Attorney in Fact

State of Tennessee
County of Williamson

Personally appeared before me Bonnie Beneke and Robert Earl Tolleson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 21st day of May, 2013.

Notary Public
My Commission Expires: 9/23/13



State of Tennessee
County of Williamson

Personally appeared before me Bonnie Beneke, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged she is the attorney in fact of Beverly Beneke King, Barbara Jo Beneke and Margaret Beneke Crichton and is authorized by them to execute the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 21st day of May, 2013.

Notary Public
My Commission Expires: 9/23/13

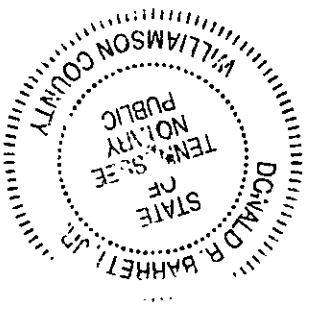


State of Tennessee
County of Williamson

Personally appeared before me Robert Earl Tolleson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged she is the attorney in fact of Thomas Niel Tolleson and Beverly Glen Goodwin and is authorized by them to execute the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 21st day of May, 2013.

Notary Public
My Commission Expires: 9/23/13



RETURN TO:
Stewart Title Company Tennessee Division
5107 Maryland Way
Brentwood, TN 37027