THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd** **Suite 203A** **Nashville, Tennessee 37215** **CRT File No. 13060096** BOX 50-B PREPARED BY: RETURN TO: BANKERS TITLE & ESCROW CORP. 3510 WEST END AVE. NASHVILLE, TN 37203	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is geater, for this transfer is: $206,000.00. Joseph M. Baldwin Affiant Subscribed and sworn to before me, this24th day of June, 2013. R. L. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN Notary Public My Commission Expires: March 6, 2016

WARRANTY DEED

Address New Owner: Joseph M. Baldwin and Bobbie A. Baldwin 7033 Bay Cove Trail Nashville TN 37221	Send Tax Bills To: ~~Same as above~~ Branch Banking & Trust 223 West Nash St Wilson, NC 27893	Tax Information: Tax Parcel ID No. 141-12-0-B 001.00 CO

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, **Adam K. Woods and wife, Keelen H. Woods** ("Grantor"), have this day bargained and sold, and do hereby transfer and convey to **Joseph M. Baldwin and Bobbie A. Baldwin, Husband and Wife**, ("Grantees"), their 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 Lot 1, PHASE I, SOUTHAMPTON, as shown on plat of record in Plat Book 5200, Page 464, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed by Warranty Deed from Garrett E. Ball and wife, Mary S. Ball to Adam K. Woods and wife, Keelen H. Woods as recorded on the 28th day of December, 2011 in Instrument No. 20111228-0101219 and Warranty Deed from B & F Associates, A Partnership composed of Mitchell Barnett and Tom Frist, Sr. to Garrett E. Ball and wife, Mary S. Ball as recorded on the 17th day of May, 1983 in Deed Book 6058, Page 38, 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 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PHASE I, SOUTHAMPTON, as recorded in Plat Book 5200, Page(s) 464.

Covenants, Conditions and Restrictions as set forth in Restrictions and By-Laws recorded in Book 5971, Page 839.

Terms and provisions of by-Laws recorded in Book 6355, Page 517.

Charter of Homeowners Association recorded in Book 6323, Page 132.

Deed of Conveyance to Homeowners Association recorded in Book 7385, Page 769.

This is improved property located at 7033 Bay Cove Trail Nashville TN 37221.

BILL GARRETT, Davidson County
Trans:T20130054659 DEEDWARR
Recvd: 06/27/13 13:51 2 pgs
Fees:13.00 Taxes:762.20
20130627-0066257

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 21st day of June, 2013.

Adam K. Woods

Keelen H. Woods

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Adam K. Woods and Keelen H. Woods, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 21st day of June, 2013.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 9, 2014