BILL GARRETT, Davidson County
Trans:T20130055200 DEEDWARRSP
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Fees:23.00 Taxes:1091.50
20130628-0067002

18 of 31-B
SHR
LRK

This Instrument Prepared by:
Sherrard & Roe, PLC (LRK)
150 Third Avenue South, Suite 1100
Nashville, TN 37201

SPECIAL WARRANTY DEED

TO: PAMELA JOHNSON

FROM: THOMAS EVANS BAIRD, EXECUTOR of the Estate of James David Baird

Address New Owner(s) as Follows:	Send Tax Bills To:	Map/Parcel Numbers
PAMELA JOHNSON 2928 Wellesley Trace, Unit 11-B Nashville TN 37215	SAME	117-06-A-014 CO

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $295,000.00.

T. Evans Baird
Affiant

Sworn to and subscribed before me, this 28th day of June, 2013.

Kim C. Engelman
Notary Public

My Commission Expires: 3/8/2016

KIM C. ENGELMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
Kim C. Engelman
My Commission Expires
March 8, 2016
STATE OF TENNESSEE

SPECIAL 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 considerations, the receipt of which is hereby acknowledged, THOMAS EVANS BAIRD, EXECUTOR of the Estate of James David Baird, Deceased (hereinafter called the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto PAMELA JOHNSON, an unmarried woman (the "Grantee"), and Grantee's respective heirs, successors and assigns, all of Grantor's right, title and interest in certain real property located in Davidson County, Tennessee, described on Exhibit A attached hereto, incorporated herein by reference, together with any improvements thereon (the "Property").

The above-referenced property is conveyed subject to the matters set forth on Exhibit B

TO HAVE AND TO HOLD the said real property, together with all rights and appurtenances thereunto belonging or in any wise appertaining to Grantee, her heirs, successors and assigns, forever in fee simple. Grantor further covenants and binds himself, his representatives, successors and assigns to warrant and defend the title to said real estate to Grantee, and her heirs, successors and assigns, against the lawful claims of all persons claiming by and through the Grantor (other than claims arising out of the matters set forth in Exhibit B hereto), but not further or otherwise. 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.

IN WITNESS WHEREOF, Grantor executed this Special Warranty Deed, effective as of the 28 day of June, 2013.

GRANTOR:

THOMAS EVANS BAIRD, Executor of the
Estate of James David Baird, Deceased

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared THOMAS EVANS BAIRD, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged that he is the Executor of the Estate of James David Baird, Deceased, the within named bargainor, and that he as such Executor, being authorized to do, executed the within instrument for the purposes therein contained by signing his name as Executor of the Estate of James David Baird, Deceased.

Witness my hand and seal, at office in Nashville, Tennessee, this 28th day of June, 2013.

Notary Public

My Commission Expires: 3/8/2016

KIM C. ENGELMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
Kim C. Engelman
My Commission Expires
March 8, 2016
STATE OF TENNESSEE

Exhibit A

Legal Description

Land is situated in the County of Davidson, State of Tennessee, and described as follows:

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 11-B of Wellesley Trace, Section 3, Lot 11 horizontal property regime pursuant to the Tennessee Horizontal Property Act, of record in Plat Book 5210, page 156, as amended in Plat Book 5800, page 76, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the condominium.

Being the same property conveyed to J. DAVID BAIRD, by deed from RICHARD J. THORMAN AND SPOUSE, LYANNE THORMAN, of record as Instrument No. 20051201-0144584, dated November 29, 2005, said Register's Office. The said J. David Baird having since died on or about November 12, 2012. The Last Will and Testament of J. David Baird filed with the Davidson County Probate Clerk's Office as Docket No. 12P-1830, provides that the Executor, Thomas Evans Baird, has full authority and discretion to convey real property.

Exhibit B

Permitted Encumbrances

1. General or special taxes and assessments required to be paid in the year 2013 and subsequent years for Map-Par. 117-06-0A-014 CO.

2. If improvements are completed after January 1 of any year the law requires supplemental assessments for the year in which improvements are completed, as defined by Statute. The Grantor assumes no liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated sections 67-5-603, et seq.

3. Matters shown on the Plan of record in Plat Book 5210, page 156, as amended in Plat Book 5800, page 76, said Register's Office.

4. Master Deed of record in Book 5054, page 633, Book 5054, page 649, Book 5903, page 82, and as Instrument No. 20121121-0107666, said Register's Office.

5. Subject to condominium homeowner assessments.