WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $179,900.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 8TH DAY OF AUGUST, 2013.

NOTARY PUBLIC

MY COMMISSION EXPIRES 3-3-15

TRACEY PERRY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

MY COMMISSION EXPIRES March 3, 2015

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 13-P5684 WOODROOF

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Aida Woodroof	New Owner	161100A21400CO
4928 Yorkshire Drive		
Nashville, TN 37211		

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

HOLLY M. STRAWN FORMALLY KNOWN AS HOLLY M. BISHOP

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

AIDA WOODROOF

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 4928 Yorkshire Drive, Nashville, TN 37211

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 my hand on the 8th day of August, 2013.

Holly M. Strawn F/K/A Holly M. Bishop

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, HOLLY M. STRAWN F/K/A Holly M. Bishop, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 8th day of August, 2013.

Notary Public

My Commission Expires

CHAD I. PEARMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 06-21-2016

CHAD I. PEARMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 06-21-2016

BILL GARRETT, Davidson County
Trans:T20130071504 DEEDWARR
Recvd: 08/19/13 15:27 2 pgs
Fees:13.00 Taxes:665.63

20130819-0087218

EXHIBIT A - LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot 319, PHASE THREE, VILLAGES OF BRENTWOOD, as shown on plat of record in Plat Book 6250, Page 918, 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 Quit Claim Deed from Jason R. Bishop to Holly M. Bishop* as recorded on the 10th day of January, 2012 in Instrument No. 20120110-0002494 and Warranty Deed from Jonathan M. Gish and wife, Claudia R. C'Debaca to Jason R. Bishop and Holly M. Bishop, husband and wife as recorded on the 5th day of April, 2010 in Instrument No. 20100405-0024883, in the Register's Office of Davidson County, Tennessee.

* Holly M. Bishop now known as Holly M. Strawn

This Conveyance is subject to the matters set forth below, if any, as well as (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 (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

a. County of Davidson taxes for the year 2013 and thereafter, not yet due and payable.

b. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

c. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PHASE THREE, VILLAGES OF BRENTWOOD, as recorded in Plat Book 6250, Page(s) 918, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

d. Covenants, Conditions and Restrictions as set forth in Declaration of Covenants, Conditions and Restrictions recorded in Book 6143, Page 11 and Book 6852, Page 497 , but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

e. Charter of Homeowners Association recorded in Book 6158, Page 352.

f. Easement to Tennessee Valley Authority, recorded in Book 2335, Page 221, Book 2338, Page 222 and Book 2338, Page 226.

g. Easement recorded in Book 6730, Page 508, Book 6699, Page 752, Book 5753, Page 913 and Book 6310, Page 961.

h. Deeds of Conveyance of Common Areas recorded in Book 7397, Page 982, Book 7397, Page 384, Book 7663, Page 928 and Book 9718, Page 624.

i. Easement as shown in Order recorded in Instrument No. 20130419-0039360.