(1)

STATE OF Tennessee
COUNTY OF Davidson

BILL GARRETT, Davidson County
Trans:T20130074364 DEEDWARR
Recvd: 08/28/13 10:20 2 pgs
Fees:13.00 Taxes:2064.42
20130828-0090682

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $557,950.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF August, 2013.

Notary Public
MY COMMISSION EXPIRES: 03-07-14
File No. G13-7213D

GEORGETTE R. KENNEDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Holliday L. Baird (NAME)	(NAME)	117 3 Q 1 CO
2804 White Oak Drive (STREET ADDRESS)	(STREET ADDRESS)	
Nashville, TN 37215 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBYACKNOWLEDGED, WE, **Charlotte B. Wood, Trustee, Charlotte B. Wood Revocable Living Trust Agreement, dated February 4, 2005, as amended**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Holliday L. Baird**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND 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 Unit No. A on the Plan of WHITEWOODS TOWNHOMES, a Horizontal Property Regime with Private Elements, formerly known as Lot 1, Re-Subdivision of Lot 13 Sharondale Heights, as shown as Exhibit "C" to Declarations of Covenants, Conditions and Restrictions of record in Instrument #20080305-0021911, Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal.

BEING the same property conveyed to Charlotte B. Wood, Trustee, Charlotte B. Wood Revocable Living Trust Agreement dated February 4, 2005, as amended, from William G. Wood, Trustee, William G. Wood Revocable Living Trust Agreement dated February 4, 2005, as amended, by Quit Claim Deed dated February 17, 2011, as Instrument No. 201103020016760, in the Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Instrument No. 200803050021911, Subject to Plat in Instrument No. 200406290077367, Register's Office for Davidson County, Tennessee.

2. Restrictions as recorded in Instrument No. 200803050021911, Register's Office for Davidson County, Tennessee.

3. Power of Attorney as recorded in Instrument No. 201011220092857, Register's Office for Davidson County, Tennessee.

4. Restrictive Covenant for Accessory Apartment as recorded in Instrument No. 200707050079705, Register's Office for Davidson County, Tennessee.

The 2012 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.
The signature of @ is signed by his/her duly appointed Attorney-in-fact @, pursuant to the Power of Attorney recorded in Book @, page @, said Register's Office.

This is improved property, known as 2804 White Oak Drive, Nashville, TN 37215.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever, and we do covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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/our hand(s) this 23rd day of August, 2013.

CHARLOTTE B. WOOD, TRUSTEE,
CHARLOTTE B. WOOD REVOCABLE LIVING
TRUST AGREEMENT, DATED FEBRUARY 4,
2005, AS AMENDED

August 23, 2013
Date

By: Charlotte B Wood Trustee
Charlotte B. Wood, Trustee

STATE OF Tennessee

COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Charlotte B. Wood, Trustee for Charlotte B. Wood, Trustee, Charlotte B. Wood Revocable Living Trust Agreement, dated February 4, 2005, as amended, with whom I am personally acquainted, and who acknowledged that he or she executed the within instrument for the purposes therein contained, and who further acknowledged that he or she is the Trustee of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 23rd day of August, 2013.

My Commission Expires: 3/31/14

Notary Public

MICHAEL T. MOSER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066