Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Lauren Trent Pollard **1016 Graybar Lane** **Nashville, TN 37204**	**144-00-0-018.01**	**SAME**
This instrument prepared by: Bradley Arant Boult Cummings LLP 1600 Division Street, Suite 700, Nashville, TN 37203		

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of $10.00, cash in hand paid, the receipt and sufficiency of which are hereby acknowledged, **DANIEL BACCUS and wife, PATSY T. BACCUS, as tenants in common** (collectively the "Grantor"), have bargained and sold, and by these presents do transfer and convey to **LAUREN TRENT POLLARD** (the "Grantee"), Grantee's heirs and assigns, all of Grantors' right, title, and interest in and to the certain property located in Davidson County, Tennessee being more particularly described on EXHIBIT A attached hereto and incorporated herein by reference, together with all buildings, structures, and fixtures thereon, and lumber and materials therein, and all rights, interests, privileges and easements appurtenant thereto, including, but not limited to, water and water rights, oil, gas and other minerals and rights, development rights, utility capacity reservations, riparian rights, reversionary and remainder interests, drainage rights, and licenses appurtenant thereto (the "Property").

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $385,000.00

Affiant

Subscribed and sworn to before me this 20th day of September, 2013.

Notary Public

My Commission Expires: 12-8-2014

BRENDA L. FARMER
NOTARY PUBLIC
STATE OF TENNESSEE
WILSON COUNTY, TENN.
My Commission Expires DEC. 8, 2014

BILL GARRETT, Davidson County
Trans:T20130081845 DEEDWARR
Recvd: 09/20/13 14:20 4 pgs
Fees:23.00 Taxes:1424.50

20130920-0099432

7/3212070.1

This conveyance of the Property is made subject to:

1. Real Estate Taxes for the current year prorated at closing and assumed by the Grantee.

2. All matters shown on the plan of record in Plat Book 3600, page 81, said Register's Office.

3. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 7853, page 118, said Register's Office.

This is unimproved property known as **2063 Timberwood Drive, Nashville, Tennessee 37215.**

Grantors covenant with the Grantee that Grantors are lawfully seized and possessed in the Property in fee simple; that Grantors have a good right to convey the Property, and that the Property is unencumbered except as set forth hereinabove.

Grantors further covenant and bind themselves, their heirs and assigns to warrant and forever defend the title to the Property to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have executed this Deed this 20th day of September, 2013.

Daniel Baccus

Daniel Baccus

Patsy T. Baccus

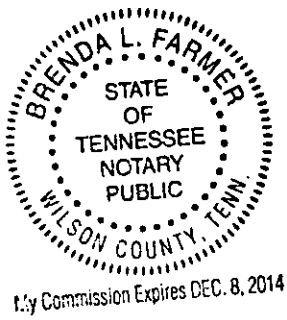
Patsy T. Baccus

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, Brenda L. Farmer, Notary Public, **Daniel Baccus and Patsy T. Baccus**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 20th day of September, 2013.



Brenda L. Farmer
NOTARY PUBLIC

My Commission Expires: 12-8-2014

EXHIBIT A

(Legal Description)

Land in Davidson County, Tennessee, being Lot No. 12-A on the Plan of Forest Hill's Community Subdivision as of record in Plat Book 3600, page 81, as amended in Book 3830, page 581, Register's Office for said County.

Said Lot No. 12-A fronts 202 feet on the easterly side of Timberwood Drive and extends back 430 feet on the northerly line and 432 feet on the southerly line, to a dead line in the rear on which it measures 200 feet.

Being the same property conveyed to EMMETT E. GILLESPIE AND WIFE, ROBBIE S. GILLESPIE, by deed from ELSIE B. MAXWELL AND HUSBAND, TILLMAN MAXWELL, of record in Book 1284, page 644, dated July 14, 1944, said Register's Office. Then being further conveyed to DANIEL BACCUS AND WIFE, PATSY T. BACCUS, by Installment Deed from EMMETT E. GILLESPIE AND WIFE, ROBBIE S. GILLESPIE, of record in Book 4407, page 796, dated March 30, 1970, said Register's Office. Then being further conveyed to DANIEL BACCUS AND PATSY T. BACCUS, AS TENANTS IN COMMON, by Quitclaim Deed from J. M. GRISSIM AND DANIEL BACCUS AND WIFE, PATSY T. BACCUS, of record in Book 5099, page 458, dated December 22, 1976, said Register's Office.