Davidson County	DEEDWARR
Recvd: 03/05/14 08:10	4 pgs
Fees:23.00 Taxes:1850.00	
20140305-0018308	

THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 31650-02-2014**	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $500,000.00. Affiant Subscribed and sworn to before me this 3rd day of March, 2014. Notary Public for the State of Tennessee My Commission Expires:

G. PATTERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 3, 2015

WARRANTY DEED

Address New Owner: Gary D. Wood 8100 Charlotte Pike Nashville, TN 37221	**Send Tax Bills To:** New Owner	**Tax Information:** Map and Parcel No.: 127 000 18300

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, **Bernice H. Lawson**, unmarried ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Gary D. Wood** ("Grantee"), his heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 8100 Charlotte Pike, Nashville, TN 37221.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that she 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds herself, her heirs and assigns, to warrant and forever defend the title to said real estate to Grantee, his heirs and assigns, against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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 the 3rd day of March, 2014.

Bernice H. Lawson by Phyllis A. Thornton, Attorney-in-fact

Bernice H. Lawson
By: Phyllis A. Thornton, Attorney-In-Fact

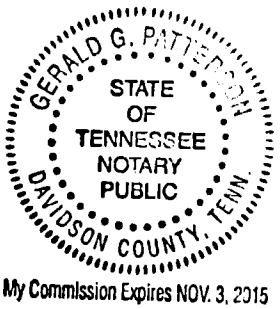
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Phyllis A. Thornton, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-Fact for Bernice H. Lawson, and she is authorized by Bernice H. Lawson to execute this instrument on her behalf.

Witness my hand at office this 3rd day of March, 2014.

Notary Public for the State of Tennessee

My Commission Expires:



My Commission Expires NOV. 3, 2015

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 11 on the Plan of Quail Creek Estates, of record in Book 5200, page 3, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to John T. Lawson and wife, Bernice H. Lawson, by deed dated June 30, 2000, from Bobby Mangrum and wife, Evelyn Louise Mangrum, of record in Instrument No. 20000703-0065744, Register's Office for Davidson County, Tennessee. John T. Lawson died on October 25, 2012.

This conveyance is made subject to:

1. State and County taxes for the year 2014, a lien, but not yet due and payable. Restrictive covenants contained in an instrument of record in Book 5222, page 245, Register's Office for Davidson, County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code; or (b) relates to handicap, but does not discriminate against handicapped persons).
2. All matters appearing on the Plan of record as Book 5200, page 3, Register's Office for Davidson County, Tennessee.

True Copy Certification

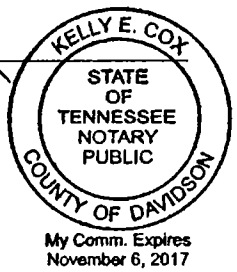
I, Elizabeth J. Smith, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Elizabeth J. Smith

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a notary public for this county and state, Elizabeth J. Smith, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public



My commission expires _____