# WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150048762 DEEDWARR
Recvd: 06/18/15 14:35 2 pgs
Fees:13.00 Taxes:314.50
20150618-0058435

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $85,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th day of June, 2015.

Notary Public

MY COMMISSION EXPIRES: 10/8/16

(AFFIX SEAL)

DANA DELWORTH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

**THIS INSTRUMENT WAS PREPARED BY**
Ernest D. Bennett III, Lawyer's Escrow Service, Inc., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Shaun Bigness | Peoples Home Equity | 142060A20100CO |
| (NAME) | (NAME) | |
| 810 Bellevue Road, 201 | 150 N. Seven Oaks | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37221 | Knoxville TN 37922 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND 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 HEREBY ACKNOWLEDGED, WE **Suzanne Woods Bedwell, Trustee of The Woods Trust u/a/d January 16, 2004** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Shaun Bigness and Caitlin Bigness**, 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: husband and wife

Land located in Davidson County, State of Tennessee, as follows:

Building No. 28; Unit No. 201, and Garage No(s) 3, on the Plan of "Peppertree", Creekside Meadows Condominiums of record in Book 4675, Page 128 through 130, Register's Office for Davidson County, Tennessee ("RODC") together with all fixtures, appliances, wallcoverings, carpets or other improvements therein and the undivided interest in the common elements appurtenant thereto, all being more particularly described in the Master Deed and By-Laws of record in Book 4834, Pages 257 through 312, as amended in Book 4984, Page 174, Book 5045, Page 800, Book 5086, Page 80, and Book 5259, Page 5, RODC, and the Charter of Creekside Meadows Association, Inc., of record in Book 4836, Page 610, RODC.

Being the same property conveyed to Betty Bagnell Woods, a single woman by Warranty Deed dated 02/01/1983 from The Peppertree Company, a Tennessee limited partnership with The Bellevue Company, a Tennessee corporation as its General Partner of record in Book 6022, Page 161, Register's Office for Davidson County, Tennessee and further conveyed to The Woods Trust, dated January 16, 2004, Betty B. Woods, Trustor and/or Trustee by Quit Claim Deed dated 02/25/2004 from Betty B. Woods of record in Instrument 200402260022148, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

unimproved ☐

This is improved ☑ property, known as 810 Bellevue Road, 201, Nashville, TN 37221
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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 our hands this 11 day of June, 2015.

WOODS TRUST

X _____
Suzanne Woods Bedwell, Trustee

State of: Oklahoma

County of Tulsa

On this 11 day of June, 2015 before me, a Notary public in and for said County and State, personally appeared Suzanne Woods Bedwell, individual(s) who executed the foregoing instrument in her capacity as Trustee and acknowledged the examination and reading of the same and did sign the foregoing instrument, and acknowledged that the same is said individual(s) free act and deed.

WITNESS my hand and seal this 11 day of June 2015.

_____
Notary Public
My Commission Expires: 2-19-19

LINSEY HAYES
NOTARY PUBLIC
Commission # 15001556
My Commission Expires 02-19-2019
STATE OF OKLAHOMA