Address New Owner:	Map-Parcel Number:	Send Tax Bills To:
Robert E. and Karen R. Wood and Donna Bentley c/o Robert E. Wood 306 Deerwood Lane Brentwood, TN 37203	**11715014900**	Same
This instrument prepared by: Bradley Arant Boult Cummings LLP (BW) 1600 Division Street, Suite 700, Nashville, TN 37203		

WARRANTY DEED

WHEREAS, on the date of her death, **GERALDINE CAREY** (the "Decedent") was the owner of certain property located in Davidson County, Tennessee and commonly known as 1608 Green Hills Drive, being more particularly described on Exhibit "A" attached hereto and incorporated herein by reference (the "Property"); and

WHEREAS, Decedent died on October 22, 2015, and her will (the "Will") is filed of record with the Probate Court for Davidson County, Tennessee under Probate No. 15P-1988; and

WHEREAS, Robert E. Wood was appointed as Executors of the Estate of Geraldine Carey, (the "Estate"); and

WHEREAS, pursuant to the terms of the Will and that certain Nonjudicial Settlement Agreement Regarding Disposition of Real Estate dated of even date herewith (the "Settlement Agreement"), by and among the Executor and the beneficiaries of the residuary of the Estate (the "Residuary Beneficiaries"), the Property is being conveyed and transferred as set forth hereinbelow.

BILL GARRETT, Davidson County
Trans:T20160086694 DEEDWARR
Recvd: 10/03/16 11:53 7 pgs
Fees:37.00 Taxes:0.00
20161003-0103940

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $485,000; provided that this transfer is exempt from recordation tax under T.C.A. § 67-4-409(a)(3)(D) because the deed pursuant to which this transfer is made is by an executor to implement a testamentary devise.

Karen R Wood
Affiant

Subscribed and sworn to before me this 30th day of September, 2016.

THERESA HOSTETLER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires OCT. 7, 2019

Theresa Hostetler
Notary Public

My Commission Expires: 10-7-2019

NOW, THEREFORE, FOR AND IN CONSIDERATION of the sum of TEN and NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **ROBERT E. WOOD, as Executor of the Estate of Geraldine Carey and the Residuary Beneficiaries (identified below by their signatures)** (collectively, the "Grantors"), have bargained and sold, and hereby transfer and convey to ***ROBERT E. WOOD AND KAREN R. WOOD***, husband and wife, as tenants by the entireties as to a 60% undivided interest, and ***DONNA BENTLEY***, as to a 40% undivided interest ("Grantees"), Grantees' respective heirs and assigns, all of Grantors' right, title, and interest in and to the Property, and to implement a testamentary devise under the Will.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to all limitations, restrictions, and encumbrances as may affect the Property, including Davidson County real property taxes for the year 2016, and subsequent years,.and all easements and other restrictions or covenants of record in the Register's Office for Davidson County, Tennessee affecting the Property.

This is improved property known as 1608 Green Hills Drive, Nashville, Tennessee, 37215.

Grantors covenant with Grantees that Grantors are lawfully seized and possessed of 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 Grantees, Grantees' heirs and assigns, against the lawful claims of all persons whomsoever.

This instrument was prepared from information furnished by the parties. No representation or warranty is made by the preparer as to the accuracy of anything set forth herein. The parties have waived performance of a title search, title opinion letter or title insurance by the preparing attorney.

IN WITNESS WHEREOF, the Grantors have executed this Deed this 30th day of September, 2016.

ESTATE OF GERALDINE CAREY

By: _____ Executor
Robert E. Wood, Executor

RESIDUARY BENEFICIARIES:

Donna Bentley
Donna Bentley

Cloe Carey
Cloe Carey

Linda Gaines
Linda Gaines

Janice Carey Fason
Janice Carey Fason

Michael Carey
Michael Carey

Eric Carey
Eric Carey

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Theresa Hostetler, Notary Public, Robert E. Wood, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he is Executor of the Estate of Geraldine Carey, deceased, and that he as Executor executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 30th day of September, 2016.



Theresa Hostetler
NOTARY PUBLIC

My Commission Expires: 10-7-2019

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Theresa Hostetler, Notary Public, Donna Bentley, 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, at office, this 30th day of September, 2016.



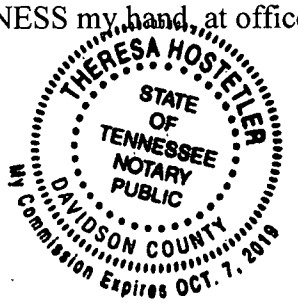
Theresa Hostetler
NOTARY PUBLIC

My Commission Expires: 10-7-2019

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Theresa Hostetler, Notary Public, Cloe Carey, 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, at office, this 29th day of September, 2016.



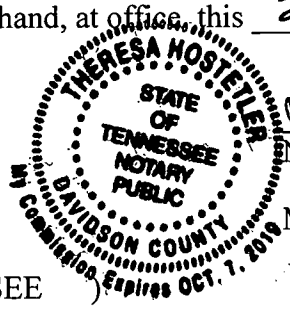
Theresa Hostetler
NOTARY PUBLIC

My Commission Expires: 10-7-2019

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Theresa Hostetler, Notary Public, Linda Gaines, 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, at office, this 30th day of September, 2016.



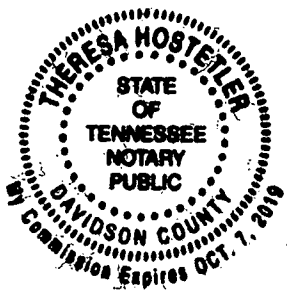
Theresa Hostetler
NOTARY PUBLIC

My Commission Expires: 10-7-2019

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Theresa Hostetler, Notary Public, Janice Carey Fason, 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, at office, this 28th day of September, 2016.



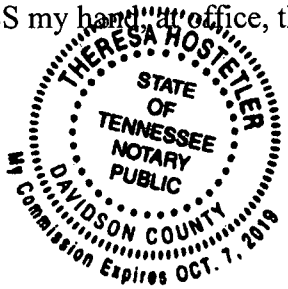
Theresa Hostetler
NOTARY PUBLIC

My Commission Expires: 10-7-2019

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Theresa Hostetler, Notary Public, Michael Carey, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 29th day of September, 2016.



Theresa Hostetler
NOTARY PUBLIC

My Commission Expires: 10-7-2019

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Theresa Hostetler, Notary Public, Eric Carey, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 29th day of September, 2016.



Theresa Hostetler
NOTARY PUBLIC

My Commission Expires: 10-7-2019

EXHIBIT A

(Legal Description)

Land in Davidson County, Tennessee, being Lot No. 5 and the west half of Lot No. 4 on the Map of Green Hills Subdivision No. 2 as of record in Book 547, page 139, Register's Office for said County.

Said Lot No. 5 and part of Lot No. 4 adjoin and front together 112.5 feet on the north side of Green Hills Avenue and run back between parallel lines 150 feet to a dead line.

Being the same property conveyed to Albert Semmes Marshall and wife, Aileen Seawell Marshall by deed from Isaac B. Hime and wife, Ruth M. Hime of record in Book 1031, page 273, said Register's Office. The said Albert Semmes Marshall and wife, Aileen Seawell Marshall have since died. Albert Semmes Marshall predeceased Aileen Seawell Marshall. Said property was devised to Geraldine Carey by will of Aileen Seawell Marshall, Docket Number 46463, Probate Court Clerk's Office for Davidson County, Tennessee.