File No. 250600735

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/27/05 10:33 2 pg:
Fees:13.00 Taxes:407.00

20050627-0073370

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $110,000.00

Brenda Flick
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23RD DAY OF JUNE, 2005.

BRENDA L. SMITH NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

Notary Public

MY COMMISSION EXPIRES 10-25-06
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell Title
121 First Ave. South, Ste. 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brenda Flick	Brenda Flick	122-01-0-A-345.00- CO
(NAME) 226 Buck Run Drive	(NAME) Same	
(ADDRESS) Nashville, TN 37214	(ADDRESS) ,	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, Karen S. Griggs, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Brenda Flick,_____ HEREINAFTER CALLED THE GRANTEE(S), 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. 12 in Woodland Point, Phase 9, a Private Element Horizontal Property Regime (being the Townhome Area at Woodland Point), located on Buck Run Drive, Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and restrictions for Woodland Point Townhomes, a Horizontal Property Regime with Private Elements of record as Instrument No. 20001011-0101044, Register's Office for Davidson County, Tennessee (the "Original Declaration"), amended by First Supplementary Declaration of Covenants, Conditions and Restrictions for Woodland Point Townhomes of record as Instrument No. 20020725-0089575, Register's Office for Davidson County, Tennessee, (the "First Supplement", the First Supplement and the Original Declaration being collectively referred to as the "Declaration"), to which reference is hereby made.

Being the same property conveyed to Karen S. Griggs, unmarried by Warranty Deed from Ole South Properties, Inc. of record in Instrument No. 20030404-0044404, Register's Office for Davidson County, Tennessee.

Taxes for the year 2005 and subsequent years, a lien, but not yet due and payable.

Subject to all matters as set forth per Instrument No. 20020725-0089575, Register's Office of said County.

Restrictive Covenants of record in Instrument No. 20000607-0056981, Instrument No. 20001011-0101044, Instrument No. 20020725-0089575, and Instrument No. 20020904-010726, Register's Office of said County.

Easements/Agreement of record in Deed Book 8332, Page 982, Instrument No. 20000612-0058346, Instrument No. 20000419-0039023, Register's Office for said County.

Deed conveying the common area to Woodland Point HOA, Inc. of record in Instrument No. 20001205-0119722, Register's Office for Davidson County, Tennessee.

By-Laws/Charter of record in Instrument No. 20001011-0101044, Instrument No. 20001013-0102000, Instrument No. 20020222-0022863, Register's Office for Davidson County, Tennessee

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 226 Buck Run Drive, Nashville, TN 37214

(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 GRANTEE(S), his/her/their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/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 my/our hand(s) this 23rd day of June, 2005.

Karen S. Griggs

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Karen S. Griggs, with whom I am personally acquainted, and who acknowledged the execution of the within instrument for the purpose therein contained.

Witness my hand at office this 23rd day of June, 2005.

Commission expires: 11/4/05

Notary Public

File Number: 250600735

RETURN TO:

Sidwell Title
121 First Ave. South, Ste. 200
Franklin, TN 37064