Davidson County DEEDWARR
Recvd: 11/14/06 12:22 2 pgs
Fees:13.00 Taxes:543.90

20061114-0141305

WARRANTY DEED

Bobby Brown
State of Tennessee Notary Public
Williamson County

STATE OF
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $147,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10TH DAY OF NOVEMBER, 2006.

Notary Public

MY COMMISSION EXPIRES: 3-28-2010
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3354 Perimeter Hill Dr. Ste. 142
Nashville, Tennessee 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Terry W. Sims	Regions Bank d/b/a Regions Mortgage	122-1A-455
(NAME)	(NAME)	
119 Antler Ridge Circle	P.O. Box 11026	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37214	Orange, CA 92856-8126	
(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, David Christino, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Terry W. Sims, 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:

Land in, Davidson County, Tennessee, being Unit No. 44 in Woodland Point, Phase X, a Private Element Horizontal Property Regime (being Townhome Area at Woodland Point), located on Buck Run Drive and/or Antler Ridge Circle, 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, said Register's Office (the "First Supplement and the original Declaration being collectively referred to as the "Declaration"), further amended by Second Supplementary Declaration of Covenants, Conditions and Restrictions for Woodland Point Townhomes of record as Instrument No. 20020904-0107261, said Register's Office for said County. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Woodland Point, Phase X, a Private Element Horizontal Property Regime, contained in the said Declaration, the plan filed as Exhibit "B" to said First Supplement appearing at Page 6 thereof, and Bylaws appended thereto as Exhibit "B" appearing at Page 32 of the Original Declaration, said Register's Office are incorporated in this deed by reference and made part hereof the same as though copied herein.

Being the same property conveyed to David Christino, Unmarried, by deed of record in Instrument No. 20041013-0123375, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as 119 Antler Ridge Circle, 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 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.

RECORDER'S MEMO
LEGIBILITY OF WRITING, TYPING OR
PRINTING UNSATISFACTORY IN THIS DOCUMENT
WHEN RECEIVED

Witness my hand this 10th day of November, 2006.

David Christino

STATE OF FLORIDA

COUNTY OF ORANGE

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named David Christino with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she executed the within instrument for the purpose therein contained.

Witness my hand and official seal at 7682 W. Hillcrest Blvd, this 10th day of Nov., 2006.

Commission Expires: 8/4/09

Notary Public

JAMES T. HRYCYNA JR.
Notary Public, State of Florida
My comm. expires Aug. 4, 2009
No. DD 458006

NOV. 10. 2006 1:18PM ADVANTAGE TITLE 615-777-2015 NO. 4201 P. 3/29