WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $152,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of July, 2007

Notary Public

MY COMMISSION EXPIRES: 5/25/11
(AFFIX SEAL)

KELLY BACHMAN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 165 Indian Lake Blvd., Ste. 106
Hendersonville, Tennessee 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Travis Best	Travis Best	
(NAME) 203 Buck Run Drive	(NAME) 203 Buck Run Drive	122 1 A 472 Co
(ADDRESS) Nashville, TN 37214	(ADDRESS) Nashville, TN 37214	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20071657

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **I, Amberly M. Mann**, a single person, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Travis Best, a single person**, hereinafter called the GRANTEE, **his/her** heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit. :

A certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

BEING Unit No. 61 in Woodland Pointe, Phase X, a Private Element Horizontal Property Regime (being the 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"), further amended by Secondary Supplementary of covenants, conditions and restrictions for Woodland Point Townhomes of record as Instrument No. 20020904-0107261, said Register's Office (the "Second Supplement, the First Supplement, Second Supplement and the original Declaration being collectively referred to as the "Declaration"), to which reference is hereby made.

BEING all of the same property conveyed to Amberly M. Mann by Warranty Deed from Susan G. Hart, dated July 26, 2005 and filed of record in Inst. 20050801-0089707, and re-recorded in 20050815-0095997, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 203 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, his/her heirs and assigns forever; and I do covenant with the said GRANTEE that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his/her heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Davidson County DEEDWARR
Recvd: 08/20/07 10:55 2 pgs
Fees:13.00 Taxes:562.40
20070820-0099238

Witness my hand this.

Amberly M. Mann by Antuian Bradford Attorney-in-fact

Amberly M. Mann

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within Amberly M. Mann, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that Amberly M. Mann executed the within instrument for the purposes therein contained.

KELLY BACHMAN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Witness my hand and official seal this 27th day of July, 2007.

Commission expires: 5-23-2011

Kelly Bachman

Notary Public

Acknowldgment for Person Signing under Power of Attorney [TCA 66-22-107(c)]

State of Tennessee)
County of Sumner)

On this 27th day of July, ~~2003~~ 2007, before me personally appeared ANTUIAN BRADFORD ~~(attorney-in-fact's name)~~, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of ~~(principal's name)~~ AMBERLY M. MANN, and who acknowledged that she executed the same as the free act and deed of ~~(principal's name)~~ Amberly M. Mann.

Commission expires: 5-23-2011

Kelly Bachman

Notary Public

KELLY BACHMAN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY