# WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/30/07 14:51 2 pgs
Fees:13.00 Taxes:536.13

20071130-0139226

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $144,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF NOVEMBER, 2007.

Notary Public

MY COMMISSION EXPIRES: 10/2/08

(AFFIX SEAL)

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**THIS INSTRUMENT WAS PREPARED BY** Bill Garrett
Bridgehouse Title, LLC, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

Davidson County Register of Deeds

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| W. Reggie Hundley<br>and Carol E. Hundley | W. Reggie Hundley<br>and Carol E. Hundley | 122-01-0-A-460.00 CO |
| (NAME) | (NAME) | |
| 129 Antler Ridge Circle | 129 Antler Ridge Circle | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37214 | Nashville, TN 37214 | |
| (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, I, **Jerry M. Nix, an unmarried man**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **W. Reggie Hundley and wife, Carol E. Hundley**, 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. 49 in Woodland Point, 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 in Instrument No. 20020725-0089575, said Register's Office (the "First Supplement and the original Declaration being collectively referred to as the "Declaration"), to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Woodland Point, Phase IX, 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 Jerry M. Nix, an unmarried man by Deed from Ole South Properties, Inc., of record in Instrument No. 2004062900-76923, dated June 25, 2004, Register's Office for Davidson County, Tennessee.**

This conveyance is subject to the following: Davidson County Taxes for the year 2007, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantor; Easements of record in Book 8332, page 982, and Instrument No. 20000612-0058346; Charter of Woodland Point Townhomes Homeowner's Association of record in Instrument No. 20020222-0022863 and Instrument No. 20001013-0102000; Dedication/Conveyance of Common Area of record in Instrument No. 20001205-0119722; Declaration of covenants of record in Instrument No. 20000607-0056981, Instrument No. 20001011-0101044, Instrument No. 20020725-0089575, Instrument No. 20020904-0107261, and Instrument No. 20010510-0048792, Register's Office for Davidson County, Tennessee; By-Laws of record in Instrument No. 20001011-0101044, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 129 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.

Witness my hand this 29th day of November, 2007.

Jerry M. Nix

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Jerry M. Nix, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 29th day of November, 2007.

Notary Public

My Commission Expires:

10-25-2008

BRYAN D. SPICER
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Seal present, but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds