WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $134,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16TH DAY OF MAY, 2008.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

SIDWELL, BARRETT & WELCH, P.C.
121 1st Avenue South, Suite 200
Franklin, TN 37064

MELANIE M. DOCK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON 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
Nancy E. Watson	New Owner	122010A41200CO
(NAME)	(NAME)	
206 Buck Run Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20081032

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, Eugene P. Davis, Trustee of the Eugene P. Davis Revocable Living Trust**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Nancy E. Watson, unmarried**, 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, State of Tennessee, described as follows, to-wit:

BEING Unit No. 1 in Woodland Point, Phase X, a Private Element Horizontal Property Regime (being the Townhome Area at Woodland Point, located 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, Condition and Restrictions for Woodland Point Townhomes of record as Instrument No. 20020725-0089575, said Register's Office (the "first Supplement"), further amended by Second 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 Eugene P. Davis, Trustee of the Eugene P. Davis Revocable Living Trust by Warranty Deed from Tanya L. Raubach, unmarried, dated July 30, 2004 and filed of record in Instrument #20040802-0091949, Register's Office for Davidson County, Tennessee.

RESTRICTIONS:
This conveyance is made subject to Terms, conditions, easements, rights and liens as set forth in the Declaration of Covenants, Conditions, and Restrictions of record in Book Instrument No. 20000607-0056981, Instrument # 20020904107261, Instrument No. 20020725-0089575, Instrument No. 20001011-0101044, and the By-Laws appended thereto, of record in Instrument No. 20080104-0001237, said Register's Office for said County, and to all matters set out on the aforesaid subdivision plat.

Davidson County DEEDWARR
Recvd: 05/27/08 10:31 2 pgs
Fees:13.00 Taxes:495.80

20080527-0053519

unimproved ☐

This is improved ☒ property, known as 206 Buck Run Dr., 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.

Witness my hand this 16th day of May, 2008.

Eugene P. Davis, Trustee

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within Eugene P. Davis, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath acknowledged himself to be Trustee of the Eugene P. Davis Revocable Living Trust and that he as such Trustee acknowledged that he, being so authorized, executed the foregoing instrument for the purposes therein contained on behalf of Eugene P. Davis Revocable Living Trust.

Witness my hand and official seal this 16th day of May, 2008.

Commission expires: 9-13-08

Notary Public

