Davidson County DEEDWARR
Recvd: 05/28/08 09:35 2 pg
Fees:13.00 Taxes:518.00
20080528-0054137

Prepared by & Return To:
Duke Title & Escrow, Inc.
1086 Kathryn Road
Mt. Juliet, TN 37122

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, for this transfer, whichever is greater, is $140,000.00.

X _____
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 27th day of May, 2008.

Laura W. Duke
Notary Public
Commission Exp: 3-27-11

LAURA W. DUKE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

ADDRESS NEW OWNERS:	**SEND TAX BILLS TO:**	**MAP-PARCEL**
Mary E. Mize	**New Owners**	**Map 122-01-A**
211 Buck Run Drive		**Parcel: 468.00 CO**
Nashville, TN 37214		

WARRANTY DEED

FOR AND IN 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/WE Brenda W. Richardson, an unmarried woman, GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Mary E. Mize and William L. Mize, HEREINAFTER CALLED THE GRANTEE(S), HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LEGAL DESCRIPTION

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

Being Unit No. 57 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 in Instrument 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 Second Supplementary Declaration 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 collective referred to as the "declaration"), to which reference is hereby made. The easements, restrictive covenants, 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 "C" to said Second Supplement appearing at page 4 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 a part hereof the same as thought copied herein.

Being the same property conveyed to Brenda Richardson by Warranty Deed from Leonard G. Persinger and wife, Bridget F. Persinger, of record in Instrument 20050829-0103341, Register's Office for Davidson county, Tennessee, dated August 19, 2005 and recorded August 29, 2005.

This is improved property known as 211 Buck Run Drive, Nashville, Tennessee 37214.
MAP 122-01-OA PARCEL 468.00 CO

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) property taxes for the calendar year 2007 and thereafter.

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, Except for exceptions number 4 and 5 listed above; 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/our hand(s) this 27th day of May, 2008.

Brenda W. Richardson

Brenda W. Richardson

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Personally appeared, Brenda W. Richardson, to me known to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be her free act and deed.

Witness my hand and official seal at Guild, Tennessee, this 27th day of May, 2008.

Laura W. Duke

Notary Public

Commission Expires: 3-27-11

LAURA W. DUKE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY