File No. 290400410

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20090028327 DEEDWARR
Recvd: 04/30/09 10:24 2 pgs
Fees:13.00 Taxes:518.00
20090430-0039250

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $140,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF APRIL, 2009.

Notary Public

MY COMMISSION EXPIRES: ~~September 17, 2011~~ 1-17-12 (AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires January 17, 2012

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title - Sidwell, Barrett, & Welch, PC
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Debra Birchfield	Magna Bank	Map 122-01-0A Parcel 456.00 CO
(NAME)	(NAME)	
1201 Antler Ridge Circle	6525 Quail Hollow Rd 300	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Memphis, TN 38120	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in 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, we, **Daniel Canter and Patricia Canter, husband and wife,** hereinafter called the grantors, have bargained and sold, and by these presents do transfer and convey unto **Debra Birchfield, unmarried,** hereinafter called the grantee, her 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. 45, together with the appurtenant interest in the common elements of Woodland Point Townhomes, Phase X, a Horizontal Property Regime established by Declaration of Covenants, Conditions and Restrictions of record in Instruments 20001011-0101044; First supplement of record in Instrument No. 20020725-0089575; and Second Supplement of record in Instrument No. 20020904-0107261, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Site Plan attached as Exhibit "C" to the aforementioned Second Supplement of Declaration of Covenants, Conditions, and Restrictions of record in Instrument No. 20020904-0107261, to which plan reference is hereby made for a more complete description of said unit.

Being the same property conveyed to Daniel Canter and Patricia Canter, husband and wife, by Warranty Deed from Ole South Properties Inc. of record in Instrument 20041027-0129351, dated October 25, 2004 and filed for record on October 27, 2004, Register's Office for Davidson County, Tennessee.

This property is subject to: Davidson County Taxes for the year 2009 and subsequent years; Restrictions of record in Instrument 20000607-0056981, Instrument 20001011-0101044, Instrument 20020725-0089575, and Instrument 20020904-0107261; Subject to a Right-of-Way Easement of record in Book 8332, Page 982; Subject to a Landscape Easement of record in Instrument 20000612-0058346; By-Laws of record in Instrument 20080104-0001237; By-Laws of record in Instrument 20080521-0052236; Quitclaim Deed to Woodland Point Homeowner's Association conveying open space of record in Instrument 20001205-0119722; Charter of Woodland Point Master Association, Inc. of record in Instrument 20020222-0022863; Charter of Woodland Point Townhouse Corp. of record in Instrument 20001013-0102000; all in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 121 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 GRANTEE, her heirs and assigns forever; and we do covenant with the said GRANTEE 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 GRANTEE, her 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 our hands this 29th day of April, 2009.

Daniel Canter

Patricia Canter

STATE OF TENNESSEE

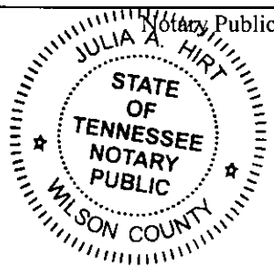
COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Daniel Canter and Patricia Canter, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office this 29th day of April, 2009.

Commission expires: September 17, 2011

Julia A Hirt Notary Public



File Number: 290400410

RETURN TO:
Cumberland Title
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122