Return To:
Tax: 9010102

Southeast Title of Tenn.
214 Centerview Drive Suite 101
Brentwood, TN 37027

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $142,200.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3RD DAY OF NOVEMBER, 2009.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

JENNIFER MARIE CROWELL
STATE OF TENNESSEE NOTARY PUBLIC
LEWIS COUNTY

Jennifer Marie Crowell
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
April 19, 2010

THIS INSTRUMENT WAS PREPARED BY
Lighthouse Title and Escrow, LLC, 301 S Perimeter Park, Suite 212, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Linda Arick	New Owner	122-01-0A/505.00
(NAME)	(NAME)	
158 Antler Ridge Circle		
(ADDRESS)	(ADDRESS)	
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, WE, **Kimberly Runyan, unmarried**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Linda Arick**, unmarried 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. 94 in Woodland Point, Phase C, 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, as 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 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 thereof the same as though copied herein.

Being the same property conveyed to Kimberly Runyan, unmarried by Warranty Deed from Ole South Properties, Inc. dated June 18th, 2004 and filed for record on June 22nd, 2004 in Instrument no. 20040622-0073652, in the Register's Office for Davidson County, Tennessee.

Subject to any and all matters as shown on the Plan of Record in Instrument No. 20020904-0107261, in the Register's Office for Davidson County, Tennessee.

Subject to Restrictive Covenants of record in Instrument Number 20000607-0056981, Instrument Number 20001011-0101044, Instrument Number 20020725-0089575 and Instrument No. 20020904-0107261, in the Register's Office for Davidson County, Tennessee.

Subject to Easement/Agreement of record in Book 8332, Page 982, Instrument Number 20000612-0058346 and Instrument No. 20000419-0039023, in the Register's Office for Davidson County, Tennessee.

Subject to Deed conveying the common area to Woodland Point Homeowner's Association, Inc. of record in Instrument Number 20001205-0119722, in the Register's Office for Davidson County, Tennessee.

Subject to terms and conditions of the Bylaws/Charter of Woodland Point Homeowners Association, Inc. of record in Instrument Number 20001011-01040144, Instrument Number 20001013-0102000 and Instrument Number 20020222-002863, in the Register's Office for Davidson County, Tennessee.

Subject to any and all zoning regulations, building restrictions and setback lines if any, and any and all easements for public utilities.

2009 Taxes have been paid by the Grantor and prorated between the parties.

BILL GARRETT, Davidson County
Trans: T20090075738 DEEDWARR
Recvd: 11/05/09 16:06 2 pgs
Fees: 13.00 Taxes: 526.14

20091105-0102625

unimproved ☐

This is improved ☒ property, known as 158 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 3rd day of November, 2009.

Kimberly Runyan

STATE OF TENNESSEE

COUNTY OF DAVIDSON

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

Witness my hand and official seal at Nashville, Tennessee this 3rd day of November, 2009.

Commission expires:

2-21-12

Notary Public

JUDITH E. JACOBS
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON CO., TN