WARRANTY DEED



STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $138,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF DECEMBER, 2010.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3325 Aspen Grove Drive, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kimberly Gale May	Primary Residential Mortgage	1201A45700CO
(NAME)	(NAME)	
123 Antler Ridge Circle	4750 W. Wiley Post Way Ste 200	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Salt Lake City, UT 84116	
(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, Danielle Minniehhan, now known as Danielle M. Renshaw, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Kimberly Gale May, 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. 46 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 as Instrument No. 20020725-0089575, said Register's Office (The "First Supplement and The Original Declaration being collectively referred to as the "Declaration") further amended by Second Supplementary Declaration of Covenants, Conditions, and Restrictions for Woodland Point Townhomes of record as Instrument Number 20020904-0107261, said Register's Office for said County. The easements, restrictive covenants, conditions, and regulations imposed upon and relating to the units, property, 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 "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 Danielle Minniehhan, unmarried by deed of record in Instrument No. 20050707-0078073 Register's Office for Davidson County, Tennessee. Danielle Minniehhan, now known as Danielle M. Renshaw

This property is not a marital residence of the Grantors and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as 123 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.

BILL GARRETT, Davidson County
Trans:T20110000638 DEEDWARR
Recvd: 01/04/11 09:48 2 pgs
Fees:13.00 Taxes:510.60
20110104-0000904

Witness my hand this 31st day of December, 2010.

Danielle M. Renshaw

Danielle M. Renshaw

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 Danielle M. Renshaw, 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 Franklin, Tennessee this 31st day of December, 2010.

Commission expires:



Notary Public