RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

BOX 10-A

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd** **Suite 203A** **Nashville, Tennessee 37215** **CRT File No. 12112395** My Commission Expires MAR. 4, 2013 JOHN GREGORY HARDEMAN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is geater, for this transfer is: $1,14,000.00 Affiant Subscribed and sworn to before me, this20th day of December, 2012. Notary Public My Commission Expires:

WARRANTY DEED

Address New Owner: Kerry D. Dunn and Jason A. Johnson 255 Buck Run Drive Nashville TN 37214	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 122-1-A-401.00CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Cathryn Toscano, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Kerry D. Dunn and Jason A. Johnson, tenants in common with the right of survivorship**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee being Unit No. 67 in Woodland Point, Phase 9, 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, as Register's Office, (the "First Supplement and the Original Declaration being collectively referred to as the "Declaration"), to which reference is hereby made.

Being the same property conveyed to Cathryn Toscano by Warranty Deed from Jennifer Wyatt Neely, recorded on the 26th day of October, 2007 in Instrument No. 20071026-0126619, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2013 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of WOODLAND POINT, PHASE I, as recorded in Instrument No. 20000713-0069314.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PUD Boundary Plat, as recorded in Plat Book 11700, Page(s) 66.

Covenants, Conditions and Restrictions as set forth in Declaration of Covenants, Conditions and Restrictions for Woodland Point Townhomes, a Horizontal Property Regime with Private Elements recorded in Instrument No. 20001011-0101044 , Register's Office for Davidson County, Tennessee, amended by First Supplementary Declaration of Covenants, Conditions and Restrictions

BILL GARRETT, Davidson County
Trans:T20120098376 DEEDWARR
Recvd: 12/26/12 11:17 2 pgs
Fees:13.00 Taxes:421.80
20121226-0118587

for Woodland Point Townhomes of record in Instrument No. 20020725-0089575, said Register's Office, including without limitation matters shown on the plan attached as Exhibit "B" to said First Supplement.

By Laws of Woodland Point Master Association recorded at Instrument Nos. 20080104-0001237, 20080521-0052236 and 20120518-0043315.

Master Declaration of Restrictive Covenants for Woodland Point recorded as Instrument Nos. 20000607-0056981 and 20020904-0107261.

Easement to Metropolitan Government of Nashville and Davidson County, Tennessee recorded in Book 8332, Page 982 and Instrument No. 20000419-0039023.

Landscape Agreement recorded at Instrument No. 20000612-0058346, Register's Office for Davidson County, Tennessee.

Deed conveying the common area to Woodland Point Homeowners Association, Inc. recorded at Instrument Nos. 20001205-0119722 and 20110328-0023393.

Charter of Woodland Point Townhouse Corporation recorded at Instrument Nos. 20001011-0101044, 20001013-0102000 and 20020222-0022863.

This is improved property located at 255 Buck Run Drive Nashville TN 37214.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 20th day of December, 2012.

Cathryn Toscano by [illegible], her atty in fact

Cathryn Toscano by Josh Anderson, her attorney-in-fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Josh Anderson,** with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the **Attorney-in-fact for Cathryn Toscano,** the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 20th day of December, 2012.

Andrea Bass
Notary Public

My Commission Expires: October 17, 2015

ANDREA BASS
Notary Public, State of Texas
My Commission Expires
October 17, 2015