NEW OWNER:

Kelly Deanne Comer
208 BUCK RUN DR.
NASHVILLE, TN 37214

SEND TAX BILLS TO:
NEW OWNER

Map 122
Group 01-0-A
Parcel 354.00CO

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Ave.
Lebanon, TN 37087
FILE NO: 13-0079

BILL GARRETT, Davidson County
Trans:T20130014241 DEEDWARR
Recvd: 02/20/13 13:52 3 pgs
Fees:18.00 Taxes:323.75
20130220-0017024

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Eighty Seven Thousand Five Hundred and 00/100 Dollars ($87,500.00)** cash in hand paid, the receipt of which is hereby acknowledged, **MARK OYSTON** ("Grantor") has this day bargained and sold and by these presents does hereby transfer and convey unto **KELLY DEANNE COMER,** ("Grantee"), her successors and assigns, forever, the following tract or parcel of land, situated and lying in **Davidson** County, Tennessee, bound and described as follows, to-wit:

Land in Davidson County, Tennessee being Unit No. 21 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, 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 hereof the same as though copied herein.

Being the same property conveyed to Christine A. Oyston f/k/a Christine A. Moore and husband, Mark Oyston, by Quitclaim Deed from Christine A. Moore, unmarried, dated December 15, 2010 and of record in Instrument No. 220101217-0100514, Register's Office for Davidson County, Tennessee. For further reference, see Deed of record in Instrument No. 20040622-0073540. Christine A. Oyston f/k/a Christine A. Moore is now deceased, having remained married to Mark Oyston without intervening divorce or legal separation from time of acquisition of the property herein until her death, thereby vesting title in Mark Oyston as surviving tenant by the entirety.

This is IMPROVED property known as 208 Buck Run Drive, Nashville, Tennessee 37214.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, her heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

IN WITNESS WHEREOF, Grantor has executed or caused this instrument to be executed by its duly authorized representative, this 15th day of February, 2013.

MARK OYSTON

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, MARK OYSTON, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he executed the within instrument.

WITNESS my hand and official seal at office this 15th day of February, 2013.

NOTARY PUBLIC

My commission expires: 6-2-2013

TODD A. TRESSLER, II
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

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The actual consideration or value, whichever is greater, for this transfer is **$87,500.00**.

Kelley Dawn Comer
AFFIANT

Sworn to and subscribed to before me this 15th day of February, 2013.

NOTARY PUBLIC

My commission expires: 6-2-2013

TODD A. TRESSLER, II
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY