





STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is 136,500.00

Affiant

Subscribed and sworn to before me, this 26th day of April, 2013.

Notary Public

My commission expires: 07/08/13

BILL GARRETT, Davidson County
Trans:T20130036861 DEEDWARR
Recvd: 05/03/13 09:16 2 pgs
Fees:13.00 Taxes:505.05

20130503-0044663

**THIS INSTRUMENT WAS PREPARED BY**
SIGNATURE TITLE SERVICES, LLC
4711 TROUSDALE DRIVE, STE 120
NASHVILLE, TN 37220

# WARRANTY DEED

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map-Parcel Numbers: |
|---|---|---|
| **TERESA JOHNSTON** | New owner | 122-01-0-A 496.00 CO |
| **134 ANTLER RIDGE CIRCLE** | | |
| **NASHVILLE, TN 37214** | | |

FOR AND IN 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 ACKNOWLEDGE, WE,

**KIMBERLY SMITH, UNMARRIED and ROBERT E SMITH, MARRIED**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

L.
**TERESA JOHNSTON** an unmarried woman

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. 85 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 Declaration of Covenants, Conditions and Restrictions for Woodland Point Townhomes, a Horizontal Property Regime with Private Elements of record as instrument No. 20001011-0101044, Reglster'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 Registers Ottice (The " First Supplement and the original Declaration being collectively referred to as the "Declaratlon"), further amended by Second Supplementary Declaration of Covenants Conditions and Restrictions for Woodland Point Townhomes of record as Instrument No. 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 Horizontat Property Regime, contained inthe 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 ofthe Original Declaration, said Registers Office are incorporated in this Deed by reference and made part hereof the same as though copied herein. *20020725-0089575

BEING THE SAME PROPERTY CONVEYED TO KIMBERLY SMITH, UNMARRIED AND ROBERT E SMITH, MARRIED BY WARRANTY DEED FROM ERIKA K LUND, UNMARRIED DATED 07/23/07 AND RECORDED ON 07/25/07 IN INSTRUMENT NO. 20070725-0088279, SAID REGISTER'S OFFICE FOR SAID COUNTY.

KS AG

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (_X_) unimproved (____) property known as 134 ANTLER RIDGE CIRCLE, NASHVILLE, TN 37214.

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 in 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/our hand(s) this 29th day of April, 2013.

Kimberly Smith
KIMBERLY SMITH

Robert E. Smith
ROBERT E SMITH

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

Personally appeared before me, a Notary Public of said County and State, KIMBERLY SMITH and ROBERT E SMITH, the within named Grantors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29th day of April, 2013.

Cheryl M. Rodgers
Notary Public

My Commission Expires: 1-5-16

CHERYL M. RODGERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD