THIS INSTRUMENT PREPARED BY:
Glenn S. Macbeth, Attorney
Gateway Title Services, LLC
Suite 102 Stone Gate Corporate Center
1639 Medical Center Parkway
Murfreesboro, TN 37129

NAME AND ADDRESS OF NEW OWNERS:
Stacy J. McIntyre
310 Doe Ridge Court
Nashville, TN 37214
SEND TAX BILLS TO:
Peoples Home Equity
150 N. Seven Oaks
Knoxville, TN 37922

BILL GARRETT, Davidson County
Trans:T20130043964 DEEDWARR
Recvd: 05/28/13 08:34 2 pgs
Fees:13.00 Taxes:428.96
20130528-0053153

WARRANTY DEED

(Map 122-10-A, Parcel 394.00)

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, I, the undersigned, **WENDY L. DEWITT, unmarried,** hereinafter referred to as "Grantor", have bargained and sold and do hereby transfer and convey unto **STACY J. MCINTYRE, unmarried**, hereinafter referred to as "Grantee", her heirs and assigns forever, that certain property located and situated in Davidson County, Tennessee, and more particularly described as follows:

LAND located in Davidson County, Tennessee, being all of Unit 60, 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, according to plat and survey of same appearing of record in Instrument 20001011-0101044, in the Register's Office of Davidson County, Tennessee (the "Original Declaration"), amended by First Supplementary Declaration of Covenants, Conditions and Restrictions for Woodland Point Townhomes of record in Instrument No. 20020725-0089575, in said Register's Office (the First Supplement and the Original Declaration being collectively referred to as the "Declaration"), to which plat reference is hereby made for more complete details as to location and description of said unit. 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 in page 6 thereof, and By-Laws appended thereto as Exhibit "B" appearing in page 32 of the Original Declaration, in 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 Wendy L. Dewitt, unmarried, by Warranty Deed from Ole South Properties, Inc., dated January 23, 2004, of record in Instrument 20040128-0010765, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO minimum building setback lines, public utility and drainage easements, and all other matters as shown on subdivision plat of record Instruments 20001011-0101044, 20020725-0089575, 20000607-0056981, and 20020904-0107261; to easement to Metro of record in Book 8332, page 982; to landscape agreement of record in Instrument 20000612-0058346; to deed conveying common area to homeowner's association of record in Instrument 20001205-0119722; to agreement of record in Instrument 20000419-0039023; to By-Laws and Charter of record in Instruments 20001011-0101044, 20001013-0102000, 2002-222-0022863, all in the Register's Office for Davidson County, Tennessee; and to all zoning and subdivision regulations of the

appropriate governmental body, together with any easements or right-of-ways for public roads and utilities.

This is improved property known as 310 Doe Ridge Court, Nashville, TN 37214.

TO HAVE AND TO HOLD the said real estate, together with all appurtenances, estate, title and interest belonging to the said Grantee, her heirs and assigns, forever.

Grantor covenants with the said Grantee that Grantor 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 as noted herein, and for the 2013 real property taxes which will be prorated at closing and paid by the Grantee.

Grantor further covenants and binds Grantors, her heirs and representatives, to warrant and forever defend the title to said real estate unto the said Grantee, her heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS MY HAND and signature on this the 21st day of May, 2013.

Wendy L. DeWitt

WENDY L. DEWITT

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

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

Witness my hand and official seal, this the 21st day of May, 2013.

Sheila K. Reburn

Notary Public

My Commission Expires: 3-19-17

(SEAL)

SHEILA K. REBURN Notary At Large RUTHERFORD COUNTY, TN

AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

I hereby swear or affirm that, to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $115,935.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Cari Triesl

Affiant

Subscribed and sworn to before me this 21st day of May, 2013.

Notary Public

My commission expires: 10/18/16

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY