RB130549

BILL GARRETT, Davidson County
Trans:T20130072187 DEEDWARR
Recvd: 08/21/13 10:22 3 pgs
Fees:18.00 Taxes:419.95
20130821-0088045

This instrument prepared by:
Thomas N. Jones, Attorney
339 Main Street
Franklin, TN 37064

NEW OWNER:	SEND TAX BILL TO:	MAP & PARCEL:
Steven Wright 244 Buck Run Drive Nashville, TN 37214	244 Buck Run Drive Nashville, TN 37214	122-01-0-A-336.00 CO

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Melissa Nicole Russell**, unmarried, hereinafter called the Grantor, have bargained and sold and by these presents do transfer and convey unto **Steven Wright**, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

> Land in Davidson County, Tennessee, being Unit No. 3 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 in 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 Melissa Nicole Russell, unmarried, by deed from Ole South Properties, Inc. dated April 30, 2004, of record in Instrument No. 20040511-0053546, Register's Office for Davidson County, Tennessee.

Subject to the following restrictions and conditions:

1. County property taxes for 2013 are a lien, but not yet due and payable.
2. All matters appearing on the plan of record in Instrument No. 20001011-0101044 and Instrument No. 20020725-0089575, said Register's Office.
3. Charter and By-Laws of record in Instrument No. 20001013-0102000 and Instrument No. 20020222-022863, said Register's Office.
4. Master Deed of record in Instrument No. 20000607-0056981; Instrument No. 20001011-0101044; Instrument No. 20020725-0089575; Instrument No. 20080104-0001237; Instrument No. 20080521-0252236; and Instrument No. 20120518-0043315, said Register's Office.
5. Landscape Agreement of record in Instrument No. 20000612-0058346, said Register's Office.
6. Conveyance of Common Area of record in Instrument No. 20001205-0119722, said Register's Office.
7. Any and all visible easements on and across subject property.
8. Subject to any and all building and zoning regulations of City, County and State.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever;

AND I COVENANT with the said Grantee that I am lawfully seized and possessed of said land in fee simple and have a good right to convey it and the same is unencumbered, unless otherwise herein set out;

AND I FURTHER covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

This improved property is known as: 244 Buck Run Drive, Nashville, TN 37214.

WITNESS MY HAND this 9th day of August, 2013, in Franklin, Tennessee.

Melissa Nicole Russell
MELISSA NICOLE RUSSELL

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, Notary Public of said County and State, Melissa Nicole Russell, 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, at Franklin, Tennessee, this 9th day of August, 2013.

Thomas N. Jones
State of Tennessee
Notary Public
County of Williamson

NOTARY PUBLIC

My Commission Expires: 7/6/15

STATE OF ~~TENNESSEE~~ Kentucky
COUNTY OF ~~Davidson~~ Jefferson

The actual consideration or value, whichever is greater for this transfer is $113,500.00.

Amanda Lowery
AFFIANT

Sworn to and subscribed to me, the undersigned, this 9th day of August, 2013, in ~~Jefferson, County, Tennessee.~~ Kentucky

NOTARY PUBLIC

My Commission Expires: 1-25-2017

After Recording Return To:
Limestone Title & Escrow, LLC
9505 Williamsburg Plaza, Suite 201
Louisville, KY 40222