(1)

Return To:
McCann, Hubbard & Solomon
1804 Williamson Ct., Ste 201
Brentwood, TN 37027
615-377-3319

| | |
|---|---|
| ALICIA R. HAM<br>STATE OF TENNESSEE NOTARY PUBLIC<br>WILLIAMSON CO.<br>(Notary Stamp) | **STATE OF TENNESSEE**<br>**COUNTY OF WILLIAMSON**<br>The actual consideration or value, whichever is greater, for this transfer is $128,000.00<br>Affiant<br>Subscribed and sworn to before me, this 6th day of September, 2013.<br>Notary Public<br>My commission expires: 9-23-13 |

**THIS INSTRUMENT PREPARED BY**
**McCann, Hubbard & Solomon**
**1804 Williamson Court, Suite 201**
**Brentwood, TN 37027**

BILL GARRETT, Davidson County
Trans:T20130080900 DEEDWARR
Recvd: 09/18/13 12:38 2 pgs
Fees:13.00 Taxes:473.60
20130918-0098384

## WARRANTY DEED

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map-Parcel Numbers: |
|---|---|---|
| **Kacey M. Lusk** | **New Owner** | **Map\Parcel 122-01-0-A-503.00CO** |
| **154 Antler Ridge Drive Unit 92** | | |
| **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,

**Kellee M. Lusk, a married woman**

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

**Kacey M. Lusk**

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. 92 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 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 Number 20020725-0089575 and corrected by Instrument No. 20020904-0107261 said Register's Office (the "First Supplement"), 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 (the "Second Supplement", the First Supplement, Second Supplement and the Original Declaration being collectively referred to as the "declaration"), to which reference is hereby made. The easements, restrictive covenants, co-owners and tenants of Woodland Point, Phase X, a Private Element Horizontal Property Regime, contained in the said Declaration, the plan filed as Exhibit "C" to said Second Supplement appearing at page 4 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 a part hereof the same as though copied herein.

Being the same property conveyed to Kellee M. Lusk, unmarried by Warranty Deed from Ole South Properties, Inc., of record in Instrument No. 20040629-0077211, Dated June 25, 2004, Register's Office for Davidson County, Tennessee. Kellee M. Lusk, having since married.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.

Restrictive covenants contained in an instrument of record in Instrument No. 20000607-0056981, and amended in Instrument No. 20001011-0101044, Instrument No. 20020725-0089675, Instrument No. 20020904-0107261, Register's Office for DAVIDSON County, Tennessee.
Bylaws of record in Instrument No.20001011-0101044 , Register's Office for DAVIDSON County, Tennessee.
Quitclaim Deed to HOA of record in Instrument No 20001205-0119722, Register's Office for DAVIDSON County, Tennessee.
Landscape Easement of record in Instrument No.20000612-0058346 , Register's Office for DAVIDSON County, Tennessee.
Utility Easement of record in Book 8332, Page 982, and Instrument No.20000419-0039023 , Register's Office for DAVIDSON County, Tennessee.
Charter HOA of record in Instrument No.20001013-0102000 and Instrument No. 20020222-022863, Register's Office for DAVIDSON County, Tennessee.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.
Subject to rights of others in and to common areas / elements
Subject to lien for special assessment contained in DCCR's / Master Deed
Subject to HOA dues- if any

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as: **154 Antler Ridge Drive Unit 92, 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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is 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 6th day of September, 2013.

Kellee M. Lusk

Kellee M. Lusk

Terry Stone spouse of Kellee M. Lusk, joins in this conveyance for the purpose of conveying his marital interests, if any, in said property.

Terry Stone

**STATE OF TENNESSEE**
**COUNTY OF WILLIAMSON**

Personally appeared before me, a Notary Public of said County and State, Kellee M. Lusk, and Terry Stone, the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that he/she/they executed this instrument for the purposes therein contained.

Witness my hand, at office, this 6th day of September, 2013.

A Scott Hubbard

Notary Public

My Commission Expires: 1-24-17

A. SCOTT HUBBARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY