File Box 8

Prepared by:
Amy Cross Nance
Attorney at Law
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BILL GARRETT, Davidson County
Trans:T20130095351 DEEDWARR
Recvd: 11/07/13 14:00 2 pgs
Fees:13.00 Taxes:469.90

20131107-0115731

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $127,000.00

Affiant

Subscribed and sworn to before me, this 30th day of October 2013

Notary Public
My commission expires:

CHRISTY W. IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
COMMISSION EXPIRES: March 3, 2015

Address of New Owner:	Send Tax Bills to:	Tax Information
Rachel Elizabeth Lane	Franklin American Mtg.	122 010A46600
215 Buck Run	501 Corporate Center Dr. Suite 400	
Nashville TN 37214	Franklin TN 37067	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged Lindsey K. Richardson Sykes , married hereinafter referred to as Grantor(s), has bargained and sold, and does hereby transfer and convey to Rachel Elizabeth Lane, unmarried hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Unit No. 55 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 the Declaration of Covenants, Conditions and restrictions for Woodland Point Townhomes, a Horizontal Property Regime with Private Elements of record in 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 Instrument No. 20020725-0089575 and further amended in Instrument No. 20020904-0107261, said Register's Office, to which reference is hereby made.

Being the same property conveyed to Lindsey K. Richardson and nka Lindsey K. Richardson Sykes, unmarried by deed from Deutsche Bank National Trust Company, as Trustee a National Banking Association of record in Instrument No. 20060328-0035307, dated 03/23/06, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following: 1) 2014 taxes, a lien which are not yet due and payable. 2) All matters appearing on plan of Woodland Point, Phase X, of record in Book 1700, Page 66, Instrument No. 20000713-00693141 and Instrument No. 20020904-0107261, Register's Office for Davidson County, Tennessee 3) Covenants, conditions, restrictions reservations, easements liens for assessments, 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 the Declaration of Covenants, Conditions and restrictions for Woodland Point Townhomes, a Horizontal Property Regime with Private Elements of record in 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 Instrument No. 20020725-0089575 and further amended in Instrument No. 20020904-0107261, said Register's Office 4) Charter for Woodland Point Townhome Association of record in Instrument No. 20001013-0102000 5) Easements and agreements as set forth in Book 8332, page 982, Instrument No. 20000419-0039023, Instrument No. 20000612-0058346, and Instrument No. 20001205-0119722

This property is improved property known as 215 Buck Run, Nashville, Tennessee 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 Grantee(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 hand this 30th day of October, 2013.

Lindsey K. Richardson Sykes

Lindsey K. Richardson Sykes

Bradley D. Sykes, who joins in this conveyance for the sole purpose of waiving any marital interest that he may have

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Lindsey K. Richardson Sykes and Bradley D. Sykes, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 30th day of October, 2013.

Notary Public

My Commission expires: 2/23/15

Amy Cross Nance
State of Tennessee Notary Public
Williamson County

FILE NO: 07927