AFTER RECORDING PLEASE RETURN TO:
Lawyer's Escrow Service Inc.
2021 ~~Richard Jones Rd., Suite 220~~
Nashville, TN 37215

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$126,500.00.**

Affiant

Subscribed and sworn to before me this 24 day of March, 20__.

Notary Public
My Commission expires: 7-6-15
(Affix Seal)

BILL GARRETT, Davidson County
Trans:T20140020182 DEEDWARR
Recvd: 03/26/14 12:18 2 pgs
Fees:13.00 Taxes:468.05
20140326-0024831

SHANNON PHILBIN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.
My Commission Expires JULY 6 2015

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Cory A. Hale	Regions Mortgage	122-01-0A-348.00CO
220 Buck Run Drive	2050 Parkway Office Circle	
Nashville, TN 37214	Birmingham, AL 35244	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Craig Danitz, unmarried,** hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Cory A. Hale, an unmarried man,** his heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Unit No. 15 in Woodland Point, Phase 9, a Private Element Horizontal Property Regime (being the Townhome Area at Woodland's Point), located on Buck Run Drive, 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 Number 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, said Register's Office (the "First Supplement"), the First Supplement and the Original Declaration being collectively referred to as the ("Declaration"), to which reference is hereby made.

Being the same property conveyed to Craig Danitz, unmarried from Nickie P. Harris, unmarried by Warranty Deed on April 6, 2006, of record in Instrument Number 20060407-0040270, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2014 and subsequent years a lien, but not yet due and payable.
- Subject to all matters as shown on the Plan of record in Instrument Number 20020725-0089575, Register's Office for Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Instrument Numbers 20000607-0056981; 20000711-0068562; 20001011-0101044; 20010510-0048792 and 20020725-0089575, Register's Office for Davidson County, Tennessee.
- Deed conveying the common area to Woodland Point Homeowner's Association, Inc., of record in Instrument Number 20110328-0023393, Register's Office for Davidson County, Tennessee.
- Charter of Woodland Point Homeowner's Association, Inc., of record in Instrument Numbers 20020222-6022862; 20020222-0022863 and 20040402-0037348, Register's Office for Davidson County, Tennessee.
- By-Laws of Woodland Point Homeowner's Association, Inc., of record in Instrument Numbers 20040615-0070768; 20080104-0001237; 20080521-0052236; 20090121-0005240; 20120518-0043315 and 20130626-0065791, Register's Office for Davidson County, Tennessee.
- Landscape Agreement of record in Instrument Number 20000612-0058346, Register's Office for Davidson County, Tennessee.
- Storm Water Detention Agreement of record in Instrument Number 20010124-0007201, Register's Office for Davidson County, Tennessee.
- Subject to lien for special assessments as contained in the restrictions; Subject to rights of others in and to the common areas and elements.

This is improved property known as: **220 Buck Run Drive, Nashville, TN 37214**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this March 24, 2014.

Craig Danitz

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Craig Danitz,** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this March 24, 2014

My commission expires 11-6-17

Notary Public

JENNIFER R. PIERCE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY