WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140053271 DEEDWARR
Recvd: 07/23/14 13:42 2 pgs
Fees:13.00 Taxes:432.90
20140723-0065491

Y-VRES-14-239-32

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $117,000.00.

Meredith Masquelette
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF JULY, 2014.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL) BRETT PAPPALARDO
MY COMMISSION # EE175973
EXPIRES: March 5, 2016
Bonded Thru Notary Public Underwriters

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Thomas E. Estrin and Maureen R Estrin	Thomas E. Estrin and Maureen R. Estrin	
(NAME)	(NAME)	
239 Buck Run Drive #32	3619 King William Dr.	**122-01-0A-365.00-CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Olney, MD 20832	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **MEREDITH MASQUELETTE, UNMARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **THOMAS E. ESTRIN AND MAUREEN R ESTRIN, HUSBAND AND WIFE** hereinafter called the Grantee(s), their heirs and assigns, that 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. 32 in Woodland Point, Phase IX, 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 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 Registers Office, are incorporated in this deed by reference and made part hereof the same as though copied herein.

Being the same property conveyed to Meredith Masquelette, unmarried by deed from Kimberly Ann Cleland, unmarried and Robert C. Cleland, Married of record in Instrument No. 20031021-0155688 Register's Office for Davidson County, Tennessee, dated October 17, 2003 and recorded on October 21, 2003. The said Meredith Masquelette is one of the same as Meredith Masquelette.

This conveyance is subject to:
- Taxes for the year 2014 .
- Subject to all matters shown on the Plan of record in Plat Book 11700, Page 66, Register's Office for Davidson County, Tennessee.
- Subject to all matters shown on the Plan of Woodland Point, Phase I of record in Instrument No. 20010404-0032685, Register's Office for Davidson County, Tennessee.
- Subject to all matters shown on the Plan of Woodland Point, Phase I, Revised of record in Instrument No. 20000713-0069314, Register's Office for Davidson County, Tennessee.
- Master Declaration of Restrictive Covenants of Woodland Point of record in Instrument No. 20000607-0056981, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20001011-0101044, supplemented in Instrument No. 20020725-0089575 and Instrument No. 20020904-0107261, Register's Office for Davidson County, Tennessee.
- Charter of record in Instrument Number 20001013-0102000 and Instrument Number 20020222-0022863, Register's Office for Davidson County, Tennessee.
- By-Laws of record in Instrument No. 20080104-0001237, Instrument No. 20080521-0052236 and Instrument Number 20120518-0043315, Register's Office for Davidson County, Tennessee.

- Common Area of record in Instrument Number 20001205-0119722, Register's Office for Davidson County, Tennessee.
- Easement for Sanitary Sewer and/or Storm Drainage of record in Instrument Number 20000419-0039023, Register's Office for Davidson County, Tennessee.
- Right of way easement granted to Metropolitan Government of Nashville and Davidson County, Tennessee of record in Book 8332, Page 982, Register's Office for Davidson County, Tennessee.
- Landscape Easement of record in Instrument No. 20000612-0058346, Register's Office for Davidson County, Tennessee.
- Subject to Storm water Detention Agreement of record in Instrument Number 20030611-0080534, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein.

This is **improved** property known as: **239 Buck Run Drive #32 , 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; and we do covenant with the said GRANTEE(S) 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 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/our hand(s) this the 17th DAY OF JULY, 2014.

Meredith Masquelette

STATE OF ~~TENNESSEE~~ Florida
COUNTY OF ~~DAVIDSON~~ Lee

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

Witness my hand and official seal, this the 17th of July, 2014.

Notary Public
My Commission Expires: 3/5/16
(SEAL)

BRETT PAPPALARDO
MY COMMISSION # EE175973
EXPIRES: March 5, 2016
Bonded Thru Notary Public Underwriters

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212