# WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140065328 DEEDWARR
Recvd: 09/03/14 12:06 2 pgs
Fees:13.00 Taxes:506.90
20140903-0080382

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 8, 2017

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $137,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29 DAY OF August, 2014.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Broker Title & Escrow, LLC, 58 Music Square West, Nashville, TN 37203

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBER |
|---|---|---|
| John J. Dukehart | First Community Mortgage, Inc. | 122-01-0A 428.00 CO |
| (NAME) | (NAME) | |
| 164 Antler Ridge Circle | 275 Robert Rose Drive | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37214 | Murfreesboro, TN 37129 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND CONSIDERATION OF THE SUM OF ONE DOLLAR, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, THAT I, ELLEN M LITMAN, UNMARRIED, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JOHN J. DUKEHART, 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: **unmarried

LAND in Davidson County, Tennessee, being Unit No. 17 in Woodland Point, Section X, a Private Element Horizontal Property Regime (being the Townhomes 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 20020725-0089575, 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 20020904-0107261, said Register's Office (the "Second Supplement", the First 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, Section X, a Private Element Horizontal Property Regime, contained in the said Declarations, 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 Declarations, 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 Ellen M. Litman, unmarried, by deed from Alphonso Jackson, Secretary for Secretary of Housing and Urban Development, of Washington, D.C., of record in Instrument 20080129-0009032, said Register's Office, dated January 24, 2008.

| This is: | | | | | | |
|---|---|---|---|---|---|---|
| Improved | property, known as | 164 Antler Ridge Circle | | Nashville, TN 37214 | | |
| | | (House Number) | (Street) | (P.O. Address) | (City or Town) | (Postal Zip) |

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, their heirs and assigns forever; and we do covenant with 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 our hands this 29 day of August, 2014.

Ellen M. Litman

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, in and for said County and State, appeared, Ellen M. Litman, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Davidson County, Tennessee, this 29th day of August, 2014.

Notary Public

NIRAJ VANMALI
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
Comm. Exp. 3-6-2018