WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140075428 DEEDWARR
Recvd: 10/06/14 14:32 2 pgs
Fees:13.00 Taxes:429.20
20141006-0092493

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $116,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 1st day of October, 2014.

Notary Public

MY COMMISSION EXPIRES: 2/25/2015
(AFFIX SEAL)

MARENE MAINEY
STATE OF TENNESSEE
NOTARY PUBLIC
DICKSON COUNTY
My Comm. Expires 02-25-2015

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, 2742 N. Mt. Juliet Rd. , Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Patricia A. Peyton, an unmarried woman	PNC Mortgage	122 01 0A 334.00
(NAME)	(NAME)	
248 Buck Run Drive	3232 Newmark DRive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Miamisburg, OH 45342	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of One Hundred Sixteen Thousand And No/100 Dollars ($116,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Justin S. Chisholm, a married man**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Patricia A. Peyton, an unmarried woman**, 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. 1 in Woodland Point, Phase 9, a Private Element Horizontal Property Regime (being the Townhome Area at Woodland Point), locted on Buck Run Drive and/or Antler Ridge Circle, Nashville, Davidson County, Tennesee, 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, Conditons 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 Register's Office are incorporated in this deed by reference and made part hereof the same as though copied herein.

File Number: MTJ-141021

Being the same premises conveyed to Justin S. Chisholm, A Single Man by Warranty Deed from Sarah Ward Jenkins, A Married Woman dated July 3, 2006 and recorded July 17, 2006, as Instrument No. 20060717-0085520, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 248 Buck Run Drive, 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, 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, has 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 29th day of September, 2014.

Justin S. Chisholm

Kristina Chisholm

STATE OF Tennessee

County OF Wilson

I, Laurie Damewood, a Notary Public for the County of Wilson and State of Tennessee, do hereby certify that Justin S. Chisholm, and Kristina Chisholm personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 29th of September, 2014.

Notary Public

My Commission Expires: ~~March 26, 2017~~

(SEAL) 10/5/2015

JULIA A. HIRT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

File Number: MTJ-141021