WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140082768 DEEDWARR
Recvd: 11/03/14 13:50 2 pgs
Fees:13.00 Taxes:462.50
20141103-0101289

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$122,000.00~~ $125,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22ND DAY OF OCTOBER, 2014.

Notary Public

MY COMMISSION EXPIRES: 5/22/18
(AFFIX SEAL)

FRANCES WYMONE ROSE NOTARY PUBLIC STATE OF TENNESSEE DICKSON COUNTY My Commission Expires 5/22/18

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James T. Hunnicutt	New Owner	122-01-0-A-345.00 CO
(NAME)	(NAME)	
226 Buck Run Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, We, **Derek A. Jablonski and Amy D. Jablonski, husband and wife**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **James T. Hunnicutt and Rachel A. Hinkley, both unmarried, as joint tenants with rights of survivorship**, 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. 12 in Woodland Point, Phase 9, a Private Element Horizontal Property Regime (being the Townhome Area of Woodland 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 No. 20020725-0089575, Register's Office of Davidson County, Tennessee, (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 Derek A. Jablonski and Amy D. Jablonski, husband and wife, by Warranty Deed from Brenda Flick Blanco (formerly known as Brenda Flick), married, dated December 7, 2011, of record in Instrument No. 20111227-0100367, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 2014, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the Plan of record as Exhibit B of Instrument No. 20020725-0089575; restrictions of record in Instrument No. 20000607-0056981, Instrument No. 20001011-0101044 and Instrument No. 20020725-0089575; Articles of Incorporation/ Charter of record in Instrument No. 20001013-0102000 and Instrument No. 20020222-0022863; Easement for right of way and temporary construction of record in Book 8332, page 982; Easement for sanitary sewers and/or storm drainage of record in Instrument No. 20000419-0039023; Landscape agreement of record in Instrument No. 20000612-0058346; Conveyance of common area of record in Instrument No. 20001205-0119722; all of record in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 226 Buck Run Drive, 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 22nd day of October, 2014.

Derek A. Jablonski

Amy D. Jablonski

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Derek A. Jablonski and Amy D. Jablonski, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 22nd day of October, 2014.

Notary Public

My Commission Expires: 1-21-18

Melanie D. DuRard
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Comm. Expires January 21, 2018