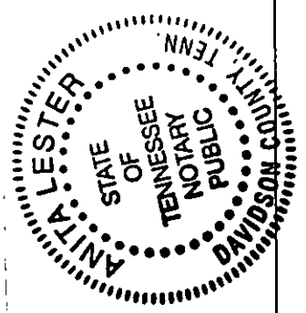
WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150007887 DEEDWARR
Recvd: 02/02/15 10:13 2 pgs
Fees:13.00 Taxes:518.00
20150202-0009316



STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 140,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of January, 2015

Notary Public:

MY COMMISSION EXPIRES: 11-3-15
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Jan Gauthier	Jan Gauthier	Parcel ID:
168 Antler Ridge Circle	168 Antler Ridge Circle	122010A42600CO
Nashville, TN 37214	Nashville, TN 37214	

FOR AND IN 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

Ronald W. Sharer, unmarried

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Jan Gauthier

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. 15 in Woodland Point, Phase X, 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 the Declaration of Covenants, Conditions and Restrictions for Woodland Point Townhomes, a Horizontal Property Regime with Private Elements, of record at Instrument 20001011-01011044, Register's Office of Davidson County, Tennessee (the "Original Declaration") and as amended by First Supplementary Declaration of Covenants, Conditions and Restrictions for Woodland Point Townhomes, of record in Instrument 20020725-0089575, Register's Office of Davidson County, Tennessee (the "First Supplemental") and as further Amended by Second Supplementary Declaration of Covenants, Conditions and Restrictions for Woodland Point Townhomes, of record at Instrument 20020904-0107261, Register's Office of Davidson County, Tennessee (the "Second Supplement"), the said First Supplement, Second Supplement, and the Original Declaration being collectively referred to as the "Declaration". Said reference is hereby made to Plat and Declaration, as herein noted, for a more complete and accurate description thereof.

BEING the same property conveyed to Ronald W. Sharer by deed from Carolyn Henderson, of record in Instrument 20051017-0124913, dated September 30, 2005, Register's Office for said County.

This conveyance is subject to all terms and provisions of the Restrictions and By-Laws of record in Instrument 20000607-0056981 amended in Instrument 20001011-0101044; 20020904-0107261; 20020725-0089575; and 20001011-0101044, said Register's Office.

This conveyance is made subject to: (1) 2015 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Instrument 20020725-0089575, said Register's Office.

Power of Attorney of record in Instrument 20150202-0009315, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 168 Antler Ridge Circle, 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, 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 my hand this 30th day of January, 2015.

Ronald W. Sharer by Roger LaDonn Sparkman

Ronald W. Sharer by Roger LaDonn
Sparkman, Jr., Attorney in Fact

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, Roger LaDonn Sparkman, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument on behalf of Ronald W. Sharer as his/her/their Attorney in Fact as the free act and deed of the within named Ronald W. Sharer.

Witness my hand and official seal at Nashville, Tennessee the 29th day of January, 2015.

My Commission Expires: 8/23/16

Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.