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BILL GARRETT, Davidson County
Trans: T20160024497 DEEDWARR
Recvd: 03/28/16 10:55 2 pgs
Fees: 13.00 Taxes: 943.50
20160328-0028595

WARRANTY DEED

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$255,000.00.**

Affiant

Subscribed and sworn to before me, this the 25th day of March, 2016.

Notary Public

My commission expires: 8-6-20
(AFFIX SEAL)

JAMES A. WAECHTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

PREPARED BY:
RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Charles A. Ray **Amanda L. Brock**	New Owner	**Map 128-12-0 Parcel 048.00co**
1125 Woodbury Falls Court		
Nashville, TN 37221		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Christina Peters, an unmarried woman and Phillip Muckelvaney, an unmarried man

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Charles A. Ray, an unmarried man, and Amanda L. Brock, an unmarried woman, as joint tenants with right 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 Lot No. 1125, Plan of Woodbury Townhomes, Phase 1, as shown on the plat recorded as Master Deed Exhibit "E" to Declarations of Covenants, Conditions and Restrictions, as shown in Instrument No. 20060310-0028278, amended in Instrument No. 20080201-0010772, and Boundary Plat Instrument No. 20050216-0017693, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Phillips Muckelvaney, an unmarried man and Christina Peters, an unmarried woman, as joint tenants with right of survivorship by Special Warranty Deed from Marquis Homes, LLC, a Tennessee limited liability company, dated February 28, 2013, of record in Instrument No. 20130308-0023429, Register's Office for Davidson County, Tennessee.

This instrument is being executed on behalf of Christina Marie Peters, a/k/a Christina Peters, pursuant to a Power of Attorney executed by same on the 21 day of March, 2016, of record in Instrument No. 20160328-0028594, Register's Office for Davidson County, Tennessee.

The conveyance of the above described parcel of land is subject to the following:

1) All matters shown on the Plan of record as shown in Exhibit "E" to Declarations in Instrument No. 20060310-0028278 and amended in Instrument No. 20080201-0010772 and in Boundary Plat Instrument No. 20050216-0017693, said Register's Office;
2) Restrictive, dedications conditions, reservations, easements and other matters shown on the plat of Woodbury Townhomes, Phase 1, as recorded in Exhibit E of Instrument No. 20060310-0028278, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c);
3) Declaration of Covenants, Conditions and Restrictions of Woodbury Townhomes, Phase 1, of record in Instrument No. 20060310-0028278, amended in Instrument No. 20080201-0010772, but deleting any covenant, condition or restriction indicating a preference, limitation, or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604 (c). Register's Office for Davidson County, Tennessee;
4) Charter of Woodbury Townhomes Homeowners Association, Inc., recorded in Instrument No. 20060309-0027744,Register's Office for Davidson County, Tennessee;
5) Easement for Utilities and Sanitary Sewer recorded in Book 5074, Page 856 and Book 5074, Page 945, Register's Office for Davidson County, Tennessee;
6) Stormwater Detention Agreement of record in Instrument No. 2005118-0005578, Register's Office for Davidson County, Tennessee;

7) Conveyances to State of Tennessee recorded in Book 8083, Page 534, Book 8083, Page 541 and Book 8083, Page 547, Register's Office for Davidson County, Tennessee;
8) Boundary Plat recorded in Instrument No. 20050216-0017693, Register's Office for Davidson County, Tennessee;
9) Storm Water Detention Agreement recorded in Instrument No. 20061023-0017693, Register's Office for Davidson County, Tennessee;
10) Easement Agreement of record in Instrument No. 20120810-0071791, Register's Office for Davidson County, Tennessee;
11) Taxes for 2016, a lien not yet due and payable, which have been prorated and assumed by the Grantee's herein.

This is Improved (__X__) Unimproved (____) property, known as **1125 Woodbury Falls Court, Nashville, TN 37221**

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 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/our hand(s) this **25th** day of **March, 2016.**

Christina Peters by PM
Attorney in Fact

Christina Marie Peters, by Phillip Muckelvaney, Attorney-In-Fact for Christina Marie Peters

Phillip Muckelvaney

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State aforesaid, the within named **PHILLIP MUCKELVANEY**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Attorney-In-Fact for **CHRISTINA MARIE PETERS**, and that he as such Attorney-In-Fact executed the foregoing instrument on behalf of and as the personal act and deed of the said **CHRISTINA MARIE PETERS** for the purpose therein contained, by signing the name of **CHRISTINA MARIE PETERS** by himself as Attorney-In-Fact.

Witness my hand and official seal at Nashville, Tennessee, this 25th day of March, 2016.

Notary Public

My Commission Expires: 07-03-2017

HOUSTON W. HOWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2017

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **PHILLIP MUCKELVANEY,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at **Nashville, Tennessee**, this **25th** day of **March, 2016.**

Notary Public

My Commission Expires: 07-03-2017

HOUSTON W. HOWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2017