BILL GARRETT, Davidson County
Trans:T20160035969 DEEDWARR
Recvd: 05/02/16 11:31 2 pgs
Fees:13.00 Taxes:555.00
20160502-0042694

This Instrument Prepared by:
Legends Title Services, LLC
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
Larry A. Knight &
148 Antler Ridge Circle
Nashville, TN 37214

SEND TAX BILL TO:
New Owner or

MAP/PARCEL 122-01-0A-500.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid to the undersigned, the receipt of which amount being hereby acknowledged, and other good and valuable consideration, **Paula S. Byers, an unmarried woman,** has this day bargained and sold, and does hereby transfer and convey unto **Larry A. Knight, a married man,** certain land situated in Davidson County, Tennessee, being more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 89 of Woodland Point, Phase X, a Private Element Horizontal Property Regime (being the Townhome Area of 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. 20000607-0056981, and Instrument No. 20001011-0101044, Register's Office for Davidson County, Tennessee (the Original Declaration), amended by First Supplementary Declaration of Covenants, Conditions and Restrictions tor Woodland Point Townhomes in Instrument 200207250089575, said Register's Office, further amended by Second Supplementary Declaration of Covenants, Conditions and Restrictions for Woodland Point Townhomes of record in Instrument No. 20020904-0107261, said Register's Office for said County. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Woodland Point, Phase X, 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 By-Laws 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.

Being the same property conveyed to Paula S. Byers, unmarried by Warranty deed from Julie Williamson, unmarried of record in Instrument No. 20070604-0066118 Register's Office for Davidson County, Tennessee, dated May 24, 2007 and recorded on June 04, 2007. (Value of consideration shown in aforementioned deed $148,000.00.) Being also known as 148 Antler Ridge Circle Nashville, TN 37214.

This is improved property known as: **148 Antler Ridge Circle, Nashville, Tennessee 37214**

TO HAVE AND TO HOLD said lands, including the appurtenances thereon situated, and all the right, title, estate and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever.

I COVENANT with the Grantees herein that I am lawfully seized and possessed of said lands in fee simple; that I have a good and lawful right to convey same; and I do warrant and will forever defend the title thereto against the lawful claims of all persons whomsoever.

REAL PROPERTY TAXES: The real property taxes for the year 2016 shall be prorated as of the date of this deed.

EASEMENTS AND RIGHTS OF WAY: This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all restrictions in Instrument Number 200006070056981, 200010110101044, 200207250089575 and 200209040107261, and encumbrances as may be shown of record in the office of the Register of Deeds where the real property is situated.

RULES AND REGULATIONS: This conveyance is made subject to all Governmental rules and regulations and all Davidson County Health Department rules and regulations.

POSSESSION: Possession to be given with delivery of deed.

WITNESS MY HAND on this the 28th day of April, 2016.

Paula S. Byers

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Paula S. Byers,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that he/she/they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 28th day of April, 2016.

NOTARY PUBLIC

GREGG W. CLARKE STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY My Commission Expires December 5, 2017

My Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF Davidson

The actual value or consideration, whichever is greater, for this transfer is $150,000.00.

AFFIANT

Subscribed and sworn to before me this the 28th day of April, 2016.

NOTARY PUBLIC

GREGG W. CLARKE STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY My Commission Expires December 5, 2017

My Commission Expires: _____

File No: 1693.15