WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/27/16 12:04 3 pgs
Fees:18.00 Taxes:499.50
20160527-0053673

STATE OF TENNESSEE
COUNTY OF Sullivan

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $135,000.00

Michael J. Masters
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of May, 2016.

Notary Public

MY COMMISSION EXPIRES: 6-19-19

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Matthew Ross Phillips II	Bank of Tennessee	
(NAME)	(NAME)	
236 Buck Run Drive	301 E. Center Street	122-01-0A-340.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Kingsport, TN 37660	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Michael J. Masters, an unmarried man**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Matthew Ross Phillips II**, hereinafter called the GRANTEE(S), 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. 7, together with the appurtenant interest in the common elements of Woodland Point Townhomes, Phase IX, a horizontal property regime established by the Master Declaration of Restrictive Covenants for Woodland Pointe, of record in Instrument No. 20001011-0101044, as supplemented in Instrument No. 20020725-0089575, and as further supplemented in Instrument No. 20020904-0107261, Register's Office for said County, to which plan reference is hereby made for a more complete description. Said Unit being depicted on the Condominium Site Plan attached as Exhibit "C" to the aforementioned Master Deed.

Being the same property conveyed to Michael J. Masters by Warranty Deed from Marion Mingle, unmarried, dated 01/27/2014 recorded 01/30/2014, of record in Instrument No. 20140130-0008360, in the Register's Office for Davidson County, Tennessee.

Covenants, conditions, easements and restrictions of record in Instrument No. 200006070056981, By-Laws of record in Instrument No. 20080104-0001237, First Amendment of record in Instrument No. 20080521-0052236 and Second Amendment of record in Instrument No. 20120518-0043315, in the Register's Office for Davidson County, Tennessee. Covenants, conditions, easements and restrictions of record in Instrument No. 20001011-0101044, First Supplementary Declaration of record in Instrument No. 20020725-0089575, in the Register's Office for Davidson County, Tennessee. Permanent Easement and Right-of-Way for Street Purposes and Right-of-Entry for Temporary Construction Purposes of record in Book 8332, Page 982, in the Register's Office for Davidson County, Tennessee. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Instrument No. 200004190039023, in the Register's Office for Davidson County, Tennessee. Landscape Agreement of record in Instrument No. 200006120058346, in the Register's Office for Davidson County, Tennessee. Charter of Woodland Point Townhouse Corporation of record in Instrument No. 20001013-0102000, in the Register's Office for Davidson County, Tennessee. Charter of Woodland Point Master

Association, Inc., of record in Instrument No. 20020222-0022863, in the Register's Office for Davidson County, Tennessee. Charter of Woodland Pointe Condominium Owners' Association, Inc., of record in Instrument No. 20040402-0037348, in the Register's Office for Davidson County, Tennessee. Warranty Deed of record in Instrument No. 20001205-0119722, in the Register's Office for Davidson County, Tennessee. Quitclaim Deed of record in Instrument No. 20110328-0023393, in the Register's Office for Davidson County, Tennessee. This conveyance is subject to any and all existing easements and restrictions of record.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 236 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 GRANTEE(S), assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 25th day of May, 2016.

Michael J. Masters

State of Tennessee
County of Sullivan

Personally appeared before me Michael J. Masters, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 25th day of May, 2016.

Notary Public

My Commission Expires: 6-19-18

TINA L. GODSEY STATE OF TENNESSEE NOTARY PUBLIC SULLIVAN COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122

TRUE COPY CERTIFICATION

I, Kimie Perry, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, Liz Jones, a notary public for this county and state, Kimie Perry who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission expires: 8-14-17
Notary Seal (if on paper)

LIZ JONES
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY