WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160050988 DEEDWARR
Recvd: 06/16/16 09:19 2 pgs
Fees:13.00 Taxes:613.83
20160616-0060933

Y-KW-16-139-T

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $165,900.00.

Elaine C Mosley
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF JUNE, 2016.

Mary Birthright
Notary Public

MY COMMISSION EXPIRES: 08-29-2019

(AFFIX SEAL)

MARY BIRTHRIGHT NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY Commission Expires 08-29-2019

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Regina M. Mosley	Cornerstone Home Lending	
(NAME)	(NAME)	**122-01-0A-433.00-CO**
139 Antler Ridge Circle	1177 West Loop South #200	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214-4743	Houston, TX 77027	
(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 consideration, the receipt of which is hereby acknowledged, **LYNN MICHELE LATTA, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **REGINA MARY MOSLEY, A SINGLE WOMAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 22 in Woodland Point a/k/a Woodland Point Townhomes, 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 a Declaration of Covenants, Conditions and Restrictions for Woodland Point Townhomes, a Horizontal Property Regime with Private Elements of record as Instrument No. 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 Number 20020725-0089575, said Register's Office (the "First Supplement"), further amended by Second Supplementary Declaration of Covenants, Conditions and Restrictions for Woodland Point Townhomes of record as Instrument Number 20020904-0107261, said Register's Office (the "Second Supplement", the First Supplement, Second Supplement and the Original Declaration being collectively referred to as the "declaration"), to which reference is hereby made. The easements, restrictive covenants, 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 "C" to said Second Supplement appearing at page 4 thereof, and Bylaws 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 a part hereof the same as though coped herein.

Being the same property conveyed to Lynn Michele Latta, unmarried by Warranty deed from Amy J. Frank and husband, Timothy J. Frank of record in Instrument No. 20110819-0064528 Register's Office for Davidson County, Tennessee, dated August 15, 2011 and recorded on August 19, 2011.

This conveyance is subject to:

- Taxes for the year 2016.
- Plan of record as Instrument Number 20020904-0107261 and Instrument No. 20031009-0150242, Register's Office of Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20000607-0056981, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20001011-0101044, Instrument No. 20020725-0089575 and Instrument No. 20020904-0107261, Register's Office for Davidson County, Tennessee.
- By-Laws of Woodland Pointe Master Association, Inc. of record in Instrument Number 20080104-0001237, as amended in Instrument No. 20080521-0052236 and Instrument No. 20120518-0043315, in the Register's Office for Davidson County, Tennessee.
- Easement for Landscape Agreement of record in Instrument Number 20000612-0058346, in the Register's Office for Davidson County, Tennessee.

- Easement for Sanitary Sewer and/or Storm Drainage of record in Instrument Number 20000419-0039023, in the Register's Office for Davidson County, Tennessee.
- Easement for Department of Public Works of record in Book 8332, Page 982, in the Register's Office for Davidson County, Tennessee.
- Charter of record in Instrument Number 20001013-0102000 and Instrument No. 20020222-0022863, in the Register's Office for Davidson County, Tennessee.
- Charter of Woodland Pointe Condominium Owners Association of record in Instrument Number 20040402-0037348, in the Register's Office for Davidson County, Tennessee.
- Deed conveying common area of record in Instrument Number 20001205-0119722, in the Register's Office for Davidson County, Tennessee.
- Storm Water Detention Agreement of record in Instrument Number 20030611-0080534, in the Register's Office for Davidson County, Tennessee.
- Restrictions of record as Instrument Number 20040305-0025610 and Instrument No. 20080128-0008342 in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **139 Antler Ridge Circle, Nashville, Tennessee 37214-4743**.

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), their heirs and 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), 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 the 13th DAY OF JUNE, 2016.

Lynn Michele Latta

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LYNN MICHELE LATTA, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 13th of June, 2016.

Notary Public
My Commission Expires: 8/20/19
(SEAL)

NATHAN KEITH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212