WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $160,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF JULY, 2016.

Notary Public

MY COMMISSION EXPIRES: 8/18/18

(AFFIX SEAL)

JANE GRAZER NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

R-VRES-16-220-T

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)
Alyssa L. Mitchard	Same address	
(NAME)	(NAME)	**122-01-0A-348.00-CO**
220 Buck Run Drive	as new owner	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214		
(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, **CORY A. HALE, A SINGLE PERSON,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ALYSSA L. MITCHARD,** 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. 15 in Woodland Point, Phase 9, a Private Element Horizontal Property Regime (being the Townhome Area at Woodland's Point), located on Buck Run Drive, 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 Number 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"), the First Supplement and the Original Declaration being collectively referred to as the ("Declaration"), to which reference is hereby made.

Being the same property conveyed to Cory A. Hale, an unmarried man by Warranty deed from Craig Danitz, unmarried of record in Instrument No. 20140326-0024831 Register's Office for Davidson County, Tennessee, dated March 24, 2014 and recorded on March 26, 2014.

This conveyance is subject to:
- 2016 Property Taxes and subsequent.
- Plan of record in Plat Book 11700, Page 66, Register's Office for Davidson County, Tennessee.
- Plan of Woodland Point, Phase I of record as Instrument Number 20010404-0032685 and revised in Instrument No. 20000713-0069314, Register's Office of Davidson County, Tennessee.
- Master Declaration of Restrictive Covenants of Woodland Point of record in Instrument No. 20000607-0056981, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Instrument Number 20001011-0101044, supplemented in Instrument No. 20020725-0089575, Instrument No. 20020904-0107261, Instrument No. 20000711-0068562 and Instrument No. 20010510-0048792, Register's Office for Davidson County, Tennessee.
- By-Laws of record in Instrument Number 20080104-0001237, Instrument No. 20080521-0052236, Instrument Number 20120518-0043315, Instrument No. 20040615-0070768, Instrument No. 20090121-0005240 and Instrument No. 20130626-0065791, in the Register's Office for Davidson County, Tennessee.
- Charter of record in Instrument Number 20001013-0102000, Instrument Number 20020222-0022863, Instrument No. 20020222-6022862 and Instrument No. 20040402-0037348, in the Register's Office for Davidson County, Tennessee.
- Common Area of record in Instrument Number 20001205-0119722, 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.
- Landscape Easement of record in Instrument Number 20000612-0058346, in the Register's Office for Davidson County, Tennessee.

BILL GARRETT, Davidson County
Trans: T20160062868 DEEDWARR
Recvd: 07/21/16 13:59 2 pgs
Fees: 13.00 Taxes: 592.00

20160721-0075265

- Subject to Storm water Detention Agreement of record in Instrument Number 20030611-0080534, in the Register's Office for Davidson County, Tennessee.
- Right of way easement granted to Metropolitan Government of Nashville and Davidson County, Tennessee of record in Book 8332, Page 982, in the Register's Office for Davidson County, Tennessee.
- Deed conveying the common area to Woodland Point Homeowner's Association, Inc of record in Instrument Number 20110328-0023393, in the Register's Office for Davidson County, Tennessee.
- Storm Water Detention Agreement of record in Instrument Number 20000612-0058346, in the Register's Office for Davidson County, Tennessee.
- Storm Water Detention Agreement of record in Instrument Number 20010124-0007201, in the Register's Office for Davidson County, Tennessee.
- Restrictions of record as Instrument Number 20140326-0024831 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: **220 Buck Run Drive, Nashville, Tennessee 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 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 15th DAY OF JULY, 2016.

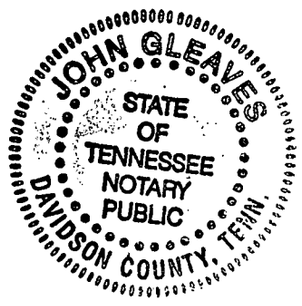
Cory A. Hale

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CORY A. HALE, 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 15th of July, 2016.

Notary Public
My Commission Expires: 3-6-18
(SEAL)



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