WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/30/16 16:20 4 pgs
Fees:23.00 Taxes:647.13
20161230-0137720

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $174,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 22nd day of December, 2016.

Notary Public

MY COMMISSION EXPIRES: 4/10/2018

(AFFIX SEAL)

L. SWICEGOOD NOTARY PUBLIC TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 1630 NW Broad St., Suite 100, Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Frank M. Eubank	Frank M. Eubank	122010A47300CO
(NAME)	(NAME)	
201 Buck Run Drive	201 Buck Run Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	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 considerations, the receipt of which is hereby acknowledged, I, **Hoannghia Do**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Frank M. Eubank**, hereinafter called the GRANTEE(S), his heirs and/or 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. 62, in Woodland Point, Phase 10, 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 the Declaration of Covenants, Conditions, and Restrictions for Woodland Point Townhomes, a Horizontal Property Regime, with Private Elements, of record as Instrument No. 200010110101044, 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 No. 200207250089575, said Register's Office (the "First Supplement"), further amended by Second Supplementary of Covenants, Conditions, and Restrictions for Woodland Point Townhomes, of record as Instrument No. 200209040107261, 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.

Being the same property conveyed to Hoannghia Do by Warranty Deed from Allison Sutton Self, a married woman, dated February 27, 2009, recorded as Instrument No. 200903060020295, in the Register's Office for Davidson County, Tennessee.

This conveyance is made subject to: (1) all matters shown on the PUD Boundary Plat of record in Book 11700, Page 66, and plat of record in Instrument No. 200207250089575; (2) Covenants, conditions, and restrictions of record in Instrument No. 200006070056981, Instrument No. 200010110101044, Instrument No. 200207250089575, and Instrument No. 200209040107261, By-Laws in Instrument No. 200801040001237, First Amendment in Instrument No. 200805210052236, and Second Amendment in Instrument No. 201205180043315; (3) Landscape Agreement in Instrument No. 200006120058346; (4) Agreement for Dedication of Easement for Sanitary Sewers and Storm Drainage in Instrument No. 200004190039023; (5) Easement granted to Metropolitan Government in Book 8332, Page 982; (6) Warranty Deed to Woodland Point Townhouse Corporation in

Instrument No. 200012050119722; (7) Charter of Woodland Point Master Association, Inc. in Instrument No. 200202220022863; (8) Charter of Woodland Point Townhouse Corporation in Instrument No. 200010130102000, in the Register's Office for Davidson County, Tennessee.

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 201 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), his heirs and/or 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), his heirs and/or 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 22nd day of December, 2016.

Hoannghia Do

State of Tennessee
County of Davidson

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

WITNESS my hand and seal this 22nd day of December, 2016.

See attached

Notary Public Chris Jackson
My Commission Expires: _____

RETURN TO:
Stewart Title Company Tennessee Division
1630 NW Broad St., Suite 100
Murfreesboro, TN 37129

GENERAL CALIFORNIA ACKNOWLEDGEMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached and not the truthfulness, accuracy, or validity of that document.

State of California }
} ss.
County of Contra Costa }

On 12/21/2016 before me J. Martinez,

Notary Public (here insert name and title of the officer) personally appeared Hoanghia DO

who proved to me on the basis of satisfactory evidence to be the person(s), whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

J. MARTINEZ
Commission # 2119543
Notary Public - California
Contra Costa County
My Comm. Expires Apr 13, 2017

Signature _____

(Seal)

CERTIFICATE OF AUTHENTICITY

I, Christopher R. Jackson, 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.

Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Jill L. Swicegood, a notary public in and for the aforesaid county and state, the within named Christopher R. Jackson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

JILL L. SWICEGOOD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

(SEAL)

Jill L. Swicegood

Notary Public

My Commission Expires: Sept 10, 2018

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