Return to: Birthright Title, LLC
2734 N. Mt. Juliet Road
Mt.

BILL GARRETT, Davidson County
Trans:T20170009064 DEEDWARR
Recvd: 01/31/17 12:10 3 pgs
Fees:18.00 Taxes:645.65
20170131-0010262

This instrument prepared by:
Martha Brooke Perry, Attorney
BALTHROP, PERRY, NOE & NEWCOMB
An Association of Attorneys
102 Boyd St., PO Box 82
Ashland City, TN 37015

John Jeffrey Dukehart Estate

TO: Stephen Harmon Claycomb, Jr.
164 Antler Ridge Cr.
Nashville, TN 37214

MAP & PARCEL:
122-01-0A-428.00 CO

SEND TAX BILLS TO: SAME

WARRANTY DEED

For and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, I, Rose Clardy, Administrator of the Estate of John Jeffrey Dukehart Estate, Grantor herein; have bargained and sold and by these presents do convey unto Stephen H Claycomb, Jr., * Grantee herein, their successors and assigns, the following described property:

*unmarried man

LAND in Davidson County, Tennessee, being Unit No. 17 in Woodland Point, Section X, a Private Element Horizontal Property Regime (being the Townhomes 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 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 20020904-0107261, said Register's Office (the "Second Supplement", the First 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, Section X, a Private Element Horizontal Property Regime, contained in the said Declarations, 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 Declarations, 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 John J. Dukehart, unmarried, from Ellen M. Litman, unmarried, by deed dated September 3, 2014, of record at Instrument No. 20140903-0080382, Register's Office of Davidson County, Tennessee. John Jeffrey Dukehart then died intestate on September 14, 2016. By order of the Probate Court of Davidson County, Tennessee, of record at Probate Case No. 16P1694, Rose Clardy was appointed as the Estate Administrator and ordered to sell the above-described real property.

This conveyance is subject to the lien of 2017 Davidson County property taxes which have been prorated and payment of which is assumed by grantees herein. This conveyance is also subject to all setbacks, easements, restrictions and other matters as shown on the PUD Boundary and Consolidation Plat of record for Lakeside of record at Book 11700, page 66, Register's Office of Davidson County, Tennessee; all setbacks, easements, restrictions and other matters as shown on the plat of record for Woodland Point, Phase 1, Second Revision, of record at Instrument No. 20010404-0032685, said Register's Office; all setbacks, easements, restrictions and other matters as shown on the plat of record for Woodland Pointe, Phase 10, recorded as Exhibit C to the Second Supplementary Declaration of Covenants, Conditions and Restrictions for Woodland Point Townhomes, a Horizontal Property Regime with Private Elements of record at Instrument No. 20020904-0107261, said Register's Office; Easement granted to United States of America by the instrument of record at Book 4081, page 680, said Register's

Office; Easement granted to Metropolitan Government of Nashville and Davidson County, Tennessee by the instrument of record at Book 8332, page 982, said Register's Office; Sanitary Sewers and/or Storm Drainage Easement granted to Metropolitan Government of Nashville and Davidson County, Tennessee by the instrument of record at Instrument No. 20000419-0039023, said Register's Office; Landscape Agreement conveyed by Woodland Point Homeowners Association to Metropolitan Government of Nashville and Davidson County, Tennessee; Quitclaim deed from James R. Carbine to Woodland Pointe Townhouse Corporation conveying the open spaces for Sections IX and X, of record at Instrument No. 20110328-0023393, said Register's Office; Master Declaration of Restrictive Covenants for Woodland Point of record at Instrument No. 20000607-0056981, said Register's Office; Declaration of Covenants, Conditions and Restrictions for Woodland Point Townhomes, a Horizontal Property Regime with Private Elements, Phase Three, of record at Instrument No. 20001011-0101044, said Register's Office; First Supplementary Declaration of Covenants, Conditions and Restrictions for Woodland Point Townhomes, a Horizontal Property Regime with Private Elements, of record at Instrument No. 20020725-0089575, said Register's Office. Second Supplementary Declaration of Covenants, Conditions and Restrictions for Woodland Point Townhomes, a Horizontal Property Regime with Private Elements of record at Instrument No. 20020904-0107261, said Register's Office; Bylaws for Woodland Point Townhouse Corporation included as Exhibit B of the Declaration of Covenants, Conditions and Restrictions for Woodland Point Townhomes, a Horizontal Property Regime with Private Elements, Phase Three, of record at Instrument No. 20001011-0101044, said Register's Office; Bylaws for Woodland Pointe Master Association, Inc. of record at Instrument No. 20080104-0001237; the First Amendment to the Bylaws for Woodland Pointe Master Association, Inc. of record at Instrument No. 20080521-0052236; the Second Amendment to the Bylaws for Woodland Pointe Master Association, Inc. of record at 20120518-0043315; said Register's Office; Charter for Woodland Point Townhouse Corporation of record at Instrument No. 2001013-0102000, said Register's Office; Charter for Woodland Point Master Association, Inc. of record at Instrument No. 20020222-0022863, said Register's Office; the right of use and ingress and egress to any cemeteries located on the larger tract from which this subdivision derives as referenced at Book 11539, page 337, said Register's Office; the Provisions of the Tennessee Horizontal Property Regime Act as codified at Tennessee Code Annotated 66-27-101 et seq; and all other matters of record.

This is improved property known as 164 Antler Ridge Circle, Nashville, TN 37214, and this is the same description as the prior deed of record.

To have and to hold the said parcel of real property, with appurtenances, estate, title, and interest thereto belonging unto the said Grantee, his successors and assigns forever. The Estate covenant with Grantee that the Estate is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that it is unencumbered except as shown of record. The Estate does further covenant and bind itself and its successors and representatives to warrant and forever defend the title unto said real property unto the Grantee, his successors and assigns, against the lawful claims of all persons, whomsoever.

IN WITNESS WHEREOF, I have hereunto set my hand, this the 27 day of January, 2017.

Rose Clardy, Administrator
Rose Clardy
Administrator of the Estate of John Jeffrey Dukehart

STATE OF TENNESSEE

COUNTY OF CHEATHAM

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Rose Clardy, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained. WITNESS my hand, at office, this the 27th day of January, 2017.

Martha Jo Martin
NOTARY PUBLIC

My commission expires: 7/25/17

THA BROOKE MARTIN NOTARY PUBLIC STATE OF TENNESSEE CHEATHAM COUNTY

THA BROOKE MARTIN STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY

STATE OF TENNESSEE

COUNTY OF CHEATHAM

The actual consideration or value, whichever is greater, for this transfer is $174,500.00.

Affiant

SWORN to and subscribed before me,

this the 27 day of January, 2017.

NOTARY PUBLIC

My commission expires: 3-27-18

MORGAN O'NEILL NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY