Davidson County DEEDWARR Recvd: 04/10/17 14:37 2 pgs Fees:13.00 Taxes:641.95 **20170410-0034972**

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 170311212** JORDAN T. MYERS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON My Comm. Expires January 6, 2020	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $173,500.00. Affiant Subscribed and sworn to before me, this 7th day of April, 2017. Notary Public My Commission Expires: 1-6-2020

FRN- 171873

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Andrew M. Blucker and Laura B. Blucker 126 Antler Ridge Circle Nashville TN 37214-4742	New Owner	Tax Parcel ID No. 122-01-0-A-492.00 CO

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 of which is hereby acknowledged, **Rachelle C. Aikens, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Andrew M. Blucker and Laura B. Blucker, husband and wife,** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee being Unit No. 81 in Woodland Point, Phase X, a Private Element Horizontal Property Regime (being the Townhome Area at Woodland Point), located on Buck Run Drive &/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 in 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 in Instrument No. 20020725-0089575, said Register's Office (The First Supplement and the Original Declaration being collectively referred to as the "Declaration"), further amended by Second Supplementary Declaration of Covenants, Conditions and Restrictions for Woodland Point Townhomes of record as Instrument Number 20010904-0107261, said Register's Office. The Easements, Restrictive Covenants, Conditions and Regulations imposed upon and relating to the Units, property, co-owners and tenants of Woodland Point, Phase X, a Private Element Horizontal Regime, contained in the said Declaration, the Plan filed as Exhibit "B" to said First Supplement appearing at Page 6 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 part hereof the same as though copied herein.

Being the same property conveyed to Rachelle C. Aikens, unmarried by Warranty Deed from Nathan Stoffer, and Wendy Vallely, husband and wife, recorded on the 25th day of July, 2008 in Instrument No. 20080725-0076159, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2017 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Instrument Nos. 20000607-0056981, 20000711-0068562, 20020725-0089575 and 20020904-0107261.

Terms and provisions of by-Laws recorded in Instrument Nos. 20040615-0070768, 20080104-0001237, 20080521-0052236, 20120518-0043315, 20090121-0005240 and 20130626-0065791

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Charter of Townhouse Corp. recorded at Instrument No. 20001013-0102000.

Easement for Landscaping, recorded in Instrument No. 20000612-0058346.

Easement for the flow of the waters of the Percy Priest Lake and the rights of the public therein. Conveyance to Homeowners Association recorded at Instrument No. 20110328-0023393.

This is improved property located at 126 Antler Ridge Circle Nashville TN 37214-4742

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 5 day of April, 2017.

Rachelle C Aikens

Rachelle C. Aikens

STATE OF Florida
COUNTY OF Miami-Dade

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Rachelle C. Aikens, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 5 day of April, 2017.

Notary Public

JULIETA ARES
MY COMMISSION # GG007592
EXPIRES June 30, 2020
(407) 398-0153 FloridaNotaryService.com

True Copy Certification

I Shelly M Smith, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true correct copy of the original document executed and authenticated according to law.

Shelly M. Smith

State of Tennessee/County of Williamson SS:

Personally appeared before me, Rebecca Kroger, a notary public for this County and State, Shelly M Smith, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rebecca Kroger
Commission Expires: 9-22-20

REBECCA KROGER NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY