THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd, Ste 203A
Nashville, TN 37215

CRT File No. 170311183

BILL GARRETT, Davidson County
Trans:T20170037488 DEEDWARR
Recvd: 05/03/17 13:53 2 pgs
Fees:13.00 Taxes:677.10
20170503-0043739

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $183,000.00.

Affiant

Subscribed and sworn to ~~before me, this~~ 20th day of April, 2017.

Notary Public
My Commission Expires:

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Vania Patarchanova 281 BUCK RUN DR Nashville TN 37214-4740	New Owner	Tax Parcel ID No. 122-01-0A-507.00 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, **Patricia A. Helland** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Vania Patarchanova, an unmarried woman**("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. 96 in Woodland Point, Phase X, a Private Element Horizontal Property Regime (being the Townhome Area at Woodland Point), 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, amended in Instrument No. 20020725-0089575, said Register's Office, further amended in Instrument No. 20020904-0107261, said Register's Office 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 copied herein.

Being the same property conveyed to Patricia A. Helland by Warranty Deed from Ankit Patel, Unmarried, recorded on the 29th day of August, 2006 in Instrument No. 20060829-0106617, 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 Declaration of Covenants, Conditions and Restrictions recorded in Instrument Nos. 20000607-0056981, 20001011-0101044, 20020725-0089575 and 20020904-0107261.

Terms and provisions of by-Laws recorded in Instrument Nos. 20080104-0001237, 20080521-0052236 and 20120518-0043315.

Charter of Woodland Pointe Townhouse Corporation and Woodland Pointe Master Association, Inc. recorded at Instrument Nos. 20001013-0102000 and 20000222-0022863.

Easement for Right-of-way and Temporary Construction, recorded in Book 8332, Page 982.

Easement for Sanitary Sewers and/or Storm Drainage, recorded in Instrument No. 20000419-0039023.

Landscape Agreement as set forth in instrument recorded in Instrument No. 20000612-0058346.

Dedication of common area recorded at Instrument No. 20001205-0119722.

This is improved property located at 281 BUCK RUN DR Nashville TN 37214-4740

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 20th day of April, 2017.

Patricia A. Helland

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Patricia A. Helland, 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 20th day of April, 2017.

Notary Public

WILLIAM T. CHAPMAN IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES SEPTEMBER 10, 2018