Prepared by & Return to:
Bert W. McCarter, Attorney
Premier Land Title & Escrow, LLC
528 N. Walnut Street
Murfreesboro, TN 37130
File No.0603-17

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $184,370.00

BILL GARRETT, Davidson County
Trans:T20170065311 DEEDWARR
Recvd: 07/31/17 10:47 2 pgs
Fees:13.00 Taxes:682.17
20170731-0077232

Affiant

ANNEMARIE CAIN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME THIS 28th day of July, 2017

annemarie Cain

Notary Public
My Commission Expires: 2-20-18

Address of New Owner	Send Tax Bills To:	
Susan McCoy 134 Antler Ridge Circle Nashville, TN 37124	New Owner	Map/parcel: 122-01-OA-496 CO

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE

Teresa L. Johnston, An Unmarried Woman

HEREINAFTER REFERRED TO AS THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Shawn McCoy and Susan McCoy, Husband and Wife

HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND 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. 85 in Woodland Point, Phase X, 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 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 No. 20020725-0089575, said Registers 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 No. 20020904-0107261, said Register's Office for said County. 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 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 Registers Office are incorporated in this Deed by reference and made part hereof the same as though copied herein.

BEING the same property conveyed to Teresa L. Johnston, an unmarried woman, by Warranty Deed from Kimberly Smith, unmarried, and Robert E. Smith, married, dated 4/29/13 and recorded 5/3/13 in Instrument No. 20130503-0044663, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been prorated as of the date of closing and assumed by the Grantee(s) here.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 134 Antler Ridge Circle Nashville, TN, 37124

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 I/We so covenant with the said GRANTEE(S) that I/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 I/We do further covenant and bind my/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the persons whomsoever. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 28th day of July, 2017

Teresa L Johnston

Teresa L. Johnston

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, the within Teresa L. Johnston with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument (WARRANTY DEED) for the purposes therein contained.

Witness my hand and official seal this 28th day of July, 2017

Annemarie Cain

Notary Public

My Commission Expires: 2.20.18

