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

CRT File No. 170813063

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $150,000.00.

Affiant

Subscribed and sworn to before me, this 30th day of October, 2017.

Notary Public
My Commission Expires: _____

Bill Garrett Davidson County
Batch# 21040 **DEEDWARR**
11/02/2017 08:49:27 AM 2 pgs
Fees: $13.00 Taxes: $555.00

20171102-0112311

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Ian Estrin and Trisha Stallone 1516 Green Oak Rd Vista, CA 92081	New Owner	Tax Parcel ID No. 122-01-0A-365.00 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, **Thomas E. Estrin and Maureen R. Estrin, Husband and Wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Ian Estrin and Trisha Stallone, husband and wife**, ("Grantees"), their 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. 32, on the Horizontal Property Regime for Woodland Point, Section IX, as recorded in the Master Deed of record in Instrument No. 20001011-0101044 and First Supplementary Declaration of Record in Instrument No. 20020725-0089575, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description together with an undivided percentage interest in the common elements allocated to said unit as set forth in said Master Deed.

Being the same property conveyed to THOMAS E. ESTRIN and MAUREEN R. ESTRIN, husband and wife, by deed from MEREDITH MASQUELETTE A/K/A MEREDITH MASQULETTE, of record in Instrument No. 20140723-0065491 , dated July 17, 2014 , said Register's Office.

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.

General or special taxes and assessments required to be paid in the year 2018 and subsequent years for Map-Par. 122-01-0A-365.00 CO.

Liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated sections 67-5-603, et seq.

Matters shown on the Plan of record in Instrument No. 20000713-0069314, revised in Instrument no. 20010404-0032685, said Register's Office.

Matters shown on the PUD Boundary & Consolidation Plat of record in Plat Book 11700, page 66, said Register's Office.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments,

charges and liens, contained in an instrument of record in Instrument No. 20000607-0056981, said Register's Office.

Easements, assessments, special assessments, contained in Master Declaration of Restrictive Covenants of record in Instrument No. 20000607-0056981, said Register's Office.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Instrument No. 20001011-0101044, Instrument No. 20020725-0089575, said Register's Office.

Easements, assessments, special assessments, contained in Declaration of Covenants, Conditions and Restrictions, of record in Instrument No. 20001011-0101044, said Register's Office.

ByLaws of Woodland Pointe Master Association of record in Instrument No. 20080104-0001237, amended in Instrument No. 20080521-0052236 and in Instrument No. 20120518-0043315, said Register's Office.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Instrument No. 20000419-0039023, said Register's Office.

Right-of-Way Easement of record in Book 8332, page 982, said Register's Office.

Landscape Agreement of record in Instrument No. 20000612-0058346, said Register's Office.

This is improved property located at 239 Buck Run Drive Nashville TN 37214

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 23rd day of October, 2017.

Thomas E. Estrin

Maureen R. Estrin

STATE OF Maryland)
COUNTY OF Montgomery)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Thomas E. Estrin and Maureen R. Estrin, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 23rd day of October, 2017.

Notary Public

My Commission Expires: 01-13-2021

NOTARY PUBLIC MONTGOMERY COUNTY, MD LEA RUN