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

CRT File No. 180114569

Bill Garrett Davidson County
Batch# 53675 **DEEDWARR**
02/01/2018 09:52:54 AM 2 pgs
Fees: $13.00 Taxes: $625.30

20180201-0010165

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $169,000.00.

Sarah M. Dooley
Affiant

Subscribed and sworn to before me, this 29th day of January, 2018.

Notary Public
My Commission Expires: 10-25-21

MARTHA A. VAUGHN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF TROUSDALE My Comm. Expires

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Brenda S. Danaei	New Owner	Tax Parcel ID No.
265 Buck Run Drive		122-01-0A-406.00-CO
Nashville TN 37214		

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, **Dana Lynne Youree, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Brenda S. Danaei**, ("Grantee"), her 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. 72, on the Horizontal Property Regime with Private Elements for Woodland Pointe, Phase IX, as established in the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20001011-0101044, amended 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.

Being the same property conveyed to DANA LYNNE YOUREE, by deed from ZURI A. MASON ADKINS FKA ZURI A. MASON, of record in Instrument No. 20110404-0025465, dated March 31, 2011, 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-406.00-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 265 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 29th day of January, 2018.

Dana LynneYouree by W. Chapman, Attorney in Fact

Dana LynneYouree by Will Chapman, her
Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Will Chapman, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-fact for Dana LynneYouree, of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 29th day of January, 2018.

Janderson
Notary Public

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: _____

MY COMMISSION EXPIRES SEPTEMBER 10, 2018