WARRANTY DEED

Bill Garrett Davidson County
Batch# 68091 DEEDWARR
03/13/2018 10:27:06 AM 2 pgs
Fees: $13.00 Taxes: $699.30

20180313-0023534

O-VRES-18-120

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $189,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF MARCH, 2018.

Notary Public

MY COMMISSION EXPIRES: 7/6/20

(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2020

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Paul Catrett and Cara Catrett	**New Owner**	
(NAME)	(NAME)	
P.O Box 125		**122-01-0A-489.00-CO**
(ADDRESS)	(ADDRESS)	
Opp, AL 36467		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **WESLEY MCMILLEN, UNMARRIED AND PATRICK MCMILLEN, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **PAUL CATRETT AND CARA CATRETT, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 78 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 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 (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 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 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 "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 Wesley McMillen, unmarried and Patrick McMillen, married as Tenants in Common with Right of Survivorship by Warranty deed from Cindy L. Baker, unmarried of record in Instrument No. 20130130-0009849 Register's Office for Davidson County, Tennessee, dated January 24, 2013 and recorded on January 30, 2013.

THIS HAS NEVER BEEN A PRIMARY OR MARITAL RESIDENCE OF GRANTOR PATRICK MCMILLEN.

This conveyance is subject to:
- Taxes for the year 2018 and thereafter, not yet due and payable;
- Subject to all matters shown on the Plan of record in Instrument No. 20020904-0107261, Register's Office for Davidson County, Tennessee;
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument No. 20000607-0056981, Instrument No. 20000711-0068562, Instrument No. 20001011-0101044, Instrument No. 20010510-0048792 and Instrument No. 20020725-0089575, Register's Office for Davidson County, Tennessee;
- By-Laws of Woodland Point Homeowner's Association, Inc. of record in Instrument No. 20040615-0070768, Instrument No. 20080104-0001237, Instrument No. 20080521-0052236, Instrument No. 20090121-0005240, Instrument No. 20120518-0043315, Instrument No. 20130626-0065791 and Instrument No. 20001013-0102000, in the Register's Office for Davidson County, Tennessee;

- Charter of Woodland Point Homeowner's Association, Inc. of record in Instrument No. 20020222-6022862, Instrument No. 20020222-0022863 and Instrument No. 20040402-0037348, in the Register's Office for Davidson County, Tennessee;
- Deed conveying the common area to Woodland Point Homeowner's Association, Inc. of record in Instrument No. 20001205-0119722 and Instrument No. 20110328-0023393, in the Register's Office for Davidson County, Tennessee;
- Landscape Agreement of record in Instrument No. 20000612-0058346, in the Register's Office for Davidson County, Tennessee;
- Storm Water Detention Agreement of record in Instrument No. 20010124-0007201, in the Register's Office for Davidson County, Tennessee;
- Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 8332, page 982 and Instrument No. 20000419-0039023, in the Register's Office for Davidson County, Tennessee;
- Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel;
- Subject to rights of others in and to the common areas and/or elements;
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **120 Antler Ridge Circle, Nashville, Tennessee 37214**.

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 we do covenant with the said GRANTEE(S) that 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this the 9th DAY OF MARCH, 2018.

Wesley McMillen

Patrick McMillen by Wesley McMillen, Attorney In Fact

Patrick McMillen by Wesley McMillen, 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, WESLEY MCMILLEN, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 9th of March, 2018.

Notary Public
My Commission Expires: 1-3-22
(SEAL)

MARY FRANCES RUDY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Wesley McMillen, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of PATRICK MCMILLEN, and who acknowledged he executed the same as the free act and deed of the said PATRICK MCMILLEN.

Witness my hand and official seal, this the 9th of March, 2018.

Notary Public
My Commission Expires: 1-3-22
(SEAL)

MARY FRANCES RUDY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212