Prepared by & Return to:
Bert W. McCarter, Attorney
Premier Land Title & Escrow, LLC
528 N. Walnut Street
Murfreesboro, TN 37130
File No.0570-18

Bill Garrett Davidson County
Batch# 122580 DEEDWARR
07/31/2018 10:21:13 AM 2 pgs
Fees: $13.00 Taxes: $740.00

20180731-0074503

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $200,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 27th day of July, 2018

GERALD FISCHER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD

Notary Public
My Commission Expires: 7-6-2020

Address of New Owner	Send Tax Bills To:	
Larry A. Knight 221 Battalion Way Mt. Juliet, TN 37122	New Owner	Map/parcel: 122-01-0A-496.00

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

Shawn McCoy and Susan McCoy, Husband and Wife

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

Larry A. Knight, Married

HEREINAFTER CALLED THE GRANTEE(S), HIS 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 Number 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 Number 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 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 "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 Shawn McCoy and Susan McCoy, husband and wife, by Warranty Deed from Teresa L. Johnston, an unmarried woman, dated 7/28/17 and recorded 7/31/17 in Instrument Number 20170731-0077232; and the same property previously 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 Number 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, 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 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 27th day of July, 2018

Shawn McCoy

Susan McCoy

STATE OF TN
COUNTY OF Washington

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, the within Shawn McCoy and Susan McCoy, 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 27th day of July, 2018

Notary Public

My Commission Expires: 9/5/2021

JACLYN ESTEP
STATE OF TENNESSEE NOTARY PUBLIC
WASHINGTON COUNTY