Return To:
McCann & Hubbard
1804 Williamson Ct, Suite 201
Brentwood, TN 37027
615-377-3319

PREPARED BY & RETURN TO:

1ST QUALITY TITLE, LLC
987 VESTA ROAD
LEBANON, TN 37090

Bill Garrett Davidson County
Batch# 123286 **DEEDWARR**
08/01/2018 10:15:52 AM 2 pgs
Fees: $13.00 Taxes: $776.63



20180801-0074974

WARRANTY DEED

FOR AND IN CONSIDERATION the sum of ONE DOLLAR, cash in hand paid, the receipt of which is hereby acknowledged, the undersigned, Wayne M. Hilton and spouse, Deborah A. Hilton have this day bargained and sold and does hereby transfer and convey unto Vincent Verdi and Lori Verdi, husband and wife, their heirs and assigns, forever, that certain parcel of real estate located in Davidson County, the state of Tennessee, and being described as follows, to-wit:

Land in Davidson County, Tennessee being Unit No. 7 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 (the "First Supplement"). further amended by Second Supplementary of Covenants, Conditions, and Restrictions for Woodland Point Townhomes of record as Instrument No. 20020904-0107261, said Register's Office (the "Second Supplement", the First Supplement, Second Supplement and the original Declaration being collectively referred to as the "Declaration"), to which reference is hereby made.

Being the same property conveyed to Wayne M. Hilton and spouse, Deborah A. Hilton, by Warranty Deed from Cynthia L. Springer, an unmarried woman, dated 07/22/14, of record in Instrument No. 20140724-0065859, Register's Office for Davidson County, Tennessee.

Conveyance of the above described parcel is subject to the following:

1) The Plan of record as set out on Exhibit 'C' to the second supplement to the Declaration in Instrument No. 20020904-0107261, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. 2) Easement for Sanitary Sewer and/or Storm Drainage of record in Instrument No. 20000419-0039023, Register's Office for Davidson County, Tennessee. 3) Declaration of Covenants, Conditions and Restrictions and By Laws of Woodland Point Townhomes of record in Instrument No. 20001011-0101044, and supplemental of record in Instrument No. 20020725-0089575 and Instrument No. 20020904-0107261, Register's Office for Davidson County, Tennessee. 4) All matters shown on the Boundary Plats of record in Book 11700, Page 66 and in Instrument No 20100404-0032685, said Register's Office. 5) Permanent Easement and Right of Way of record in Book 8332, Page 982, said Register's Office. 6) Landscape Agreement of record in Instrument No. 20000612-0058346, said Register's Office 7) Charter of Woodland Point Master Association, Inc. of record in Instrument No. 20020222-0022863, said Register's Office. 8)Charter of Woodland Point Townhouse Corporation of record in Instrument No. 20001013-0102000, said Register's Office. 9) Conveyance of common area to Woodland Point Townhouse Corporation of record in Instrument No. 20001205-0119722. 10) Master Declaration of Restrictive Covenants for Woodland Point of record in Instrument No. 20000607-0056981. 11) Quitclaim Deed to Woodland Point Townhouse Corporation for Open Space of record in Instrument No. 20110328-0023393, said Register's Office. 12) By Laws of Woodland Point Master Association, Inc. of record in Instrument No. 20080104-0001237, amended in Instrument No. 20080521-0052236, and second amendment in Instrument No. 20120518-0043315, said Register's Office.

This is improved property known as 184 Antler Ridge Circle, Nashville, TN 37214.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Vincent Verdi and Lori Verdi, husband and wife, their heirs and assigns, forever.

The undersigned covenants with the said Grantees that it is lawfully seized and possessed of said parcel of real estate and that it has a good right to convey the same and that it is unencumbered, except as otherwise herein set out, and except for the lien of the current years taxes.

The undersigned further covenants and binds itself, its successors and assigns, to forever warrant and defend the title to said real estate to the Grantees, their heirs and assigns, against the lawful claims of all person, whomsoever.

WITNESS OUR HANDS THIS THE 31st day of July, 2018.

X _____
Wayne M. Hilton

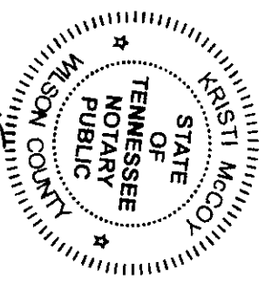
X _____
Deborah A. Hilton

STATE OF TENNESSEE
COUNTY OF Wilson

Before me, the undersigned, a Notary Public in and for the state and county mentioned, personally appeared Wayne M. Hilton and spouse, Deborah A. Hilton with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the within named bargainor(s), executed the foregoing instrument for the purposes therein contained.

Witness my hand this 31st day of July, 2018.

Kristi McCoy
NOTARY PUBLIC
MY COMMISSION EXPIRES 3/27/19



AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $209,900.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Brittaman
Affiant

Subscribed and sworn to before me this 31st day of July, 2018.

Elizabeth Harland Willis
NOTARY PUBLIC

My Commission Expires:

Map & Parcel No.: 122-01-0A-418.00

Name and address of new owner:
Send tax bills to:
Vincent Verdi and Lori Verdi
1608 Nabil Circle, Corona
CA 92881



MY COMMISSION EXPIRES:
JANUARY 30, 2022