WARRANTY DEED

Bill Garrett Davidson County
Batch# 132579 DEEDWARR
08/24/2018 10:41:42 AM 2 pgs
Fees: $13.00 Taxes: $640.10

20180824-0084087

A-PR-18-216

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $173,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22 DAY OF AUGUST, 2018.

Notary Public

MY COMMISSION EXPIRES: 7/5/21

(AFFIX SEAL)

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)
Donald W. Wagner and Pharlin S. Wagner, Trustees of the Donald W. Wagner Revocable Trust dated 7/9/18	**New Owner**	
(NAME) **216 Buck Run Rd.**	(NAME) 1568 Glenellen Way	**122-01-0A-350.00**
(ADDRESS) **Nashville, TN 37214**	(ADDRESS) Brentwood, TN 37027	
(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, **SHANNON H. FARRIS, A SINGLE PERSON,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **DONALD W. WAGNER AND PHARLIN S. WAGNER, TRUSTEES OF THE DONALD W. WAGNER REVOCABLE TRUST DATED 7/9/18,** 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. 17 in Woodland Point, Phase IX, a Private Element Horizontal Property Regime (being the Townhome Area at Woodland Point, located on Buck Run Drive and/or Antler Ridge Circle, Nashville, 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 in Instrument No. 20020725-0089575, Register's Office for Davidson County, Tennessee (the "First Supplement and the Original Declaration" being collectively referred to as the "Declaration"), to which reference is hereby made. The easements, restrictive covenants, conditions end regulations imposed upon and relating to the units, property, co-owners and tenants of Woodland Point, Phase IX, 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 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 Shannon H. Farris by Warranty deed from Rhiannon M. Wilson, unmarried of record in Instrument No. 20080327-0030850 Register's Office for Davidson County, Tennessee, dated March 26, 2008 and recorded on March 27, 2008.

This conveyance is subject to:
- Taxes for 2018 and subsequent years a lien not yet due and payable.
- Matters shown on the PUD Boundary Plat recorded in Book 11700, Page 66, Register's Office for Davidson County, Tennessee.
- Matters shown on the Plat of Woodland Point, Phase I of record in Instrument Number 20000713-0069314, in the Register's Office for Davidson County, Tennessee.
- Master Declaration of Restrictive Covenants for Woodland Point of record in Instrument Number 20000607-0056981, in the 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 Number 20001011-0101044, amended by First Supplementary Declaration of Covenants, Conditions and Restrictions for Woodland Point Townhomes of record as Instrument No. 20020725-0089575 and amended in Instrument No. 20020904-0107261, Register's Office for Davidson County, Tennessee.
- Charter of Woodland Point Master Association, Inc. of record in Instrument Number 20020222-0022863, in the Register's Office for Davidson County, Tennessee.
- By-Laws of Woodland Pointe Master Association, Inc. of record in Instrument Number 20080104-0001237, amended in Instrument No. 20080521-0052236 and Instrument Number 20120518-0043315, in the

Register's Office for Davidson County, Tennessee.
- Easement to Metropolitan Government of Nashville and Davidson County of record in Book 8332, Page 982, in the Register's Office for Davidson County, Tennessee.
- Landscape Agreement of record in Instrument Number 20000612-0058346, in the Register's Office for Davidson County, Tennessee.
- Warranty Deed to Woodland Point Homeowner's Association, Inc., conveying the common area of record in Instrument Number 20001205-0119722, in the Register's Office for Davidson County, Tennessee.
- Charter of Woodland Point Townhouse Corporation of record in Instrument Number 20001013-0102000, in the Register's Office for Davidson County, Tennessee.
- Easement for Sanitary Sewer and/or Storm Drainage of record in Instrument Number 20000419-0039023, in the Register's Office for Davidson County, Tennessee.
- Subject to Storm water Detention Agreement of record in Instrument Number 20030611-0080534, 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.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **216 Buck Run Rd., 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 22 DAY OF AUGUST, 2018.

Shannon H. Farris By Paul Hinman as 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, PAUL HINMAN, 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 SHANNON H. FARRIS, and who acknowledged he/she/they executed the same as the free act and deed of the said SHANNON H. FARRIS.

Witness my hand and official seal, this the 22nd of August, 2018.

Notary Public
My Commission Expires: 10-7-19
(SEAL)

ALISON RODGERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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