THIS INSTRUMENT PREPARED BY: **Jennifer S. Ghanem, Esq.** **The Row Title & Escrow, LLC** **20 Music Square West, Suite 200** **Nashville, TN 37203**	STATE OF TENNESSEE) COUNTY OF Davidson) The actual consideration or value, whichever is greater, for this transfer is: $202,000.00 Affiant Subscribed and sworn to before me, this 28 day of December, 2018. Notary Public My Commission Expires: 10/14/19

ELIZABETH M. PRESTON
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Karen Y Johnson Davidson County
Batch# 182103 DEEDWARR
01/09/2019 12:15:30 PM 3 pgs
Fees: $18.00 Taxes: $747.40
20190109-0002389

WARRANTY DEED

Address New Owner: Taylor Hidalgo 161 Antler Ridge Circle Nashville, TN 37214	Send Tax Bills to: New Owner	Tax Parcel ID No. Map-Par. 002-029.00

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **KIRA ALLYCE SOLDANI N/K/A KIRA ALLYCE SOLDANI-MEARES AND ANTHONY SCOTT MEARES, HUSBAD AND WIFE,** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **TAYLOR HIDALGO, A SINGLE WOMAN,** ("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. 33 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 Number 20020725-0089575, said Register's Office (the "First Supplement"), further amended by Second Supplementary Declaration 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. The easements, restrictive covenants, 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 Register's Office are incorporated in this deed by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Kira Allyce Soldani, an unmarried woman by Quitclaim Deed dated February 13, 2016 from Kira Allyce Soldani, who acquired title in error as Kira Alyee Soldani, an unmarried woman of record in Instrument No. 20160218-0015604, said Register's Office. Also, being the same parcel conveyed to Kira Allyee Soldani from Mark A. Simpson, by virtue of a Deed Dated 12/26/2015, Recorded 01/19/2016, as Instrument No. 20160119-0005149 County of Davidson, State of Tennessee. Also, being the same property conveyed to Mark A. Simpson, married by Warranty Deed of Correction dated October 7, 2003 from Ole South Properties, Inc. of record in Instrument No. 20031209-0176666, said Register's Office.

Anthony Scott Meares, spouse of Grantor, joins in the execution of this instrument for the purpose of conveying her marital interests, if any, in said property.

This is improved property commonly known as: **161 Antler Ridge Circle, Nashville, TN 37214**

This conveyance is subject to all easements and restrictions of record, the lien for property taxes that are not delinquent, any matters shown on any applicable plat.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, her successors, heirs and assigns, forever.

And Grantors covenant that they have lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantors further covenant and binds themselves, their successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, her successors, heirs and assigns against the lawful claims of all persons whatsoever.

IN WITNESS WHEREOF, Grantors have executed this instrument on this 28 day of December, 2018.

KIRA ALLYCE SOLDANI N/K/A
KIRA ALLYCE SOLDANI-MEARES

ANTHONY SCOTT MEARES

ELIZABETH M. PRESTON
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State aforementioned, personally appeared **KIRA ALLYCE SOLDANI AND ANTHONY SCOTT MEARES,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged themselves to be the within named bargainors, executed the foregoing instrument for the purpose therein contained.

Witness my hand, at office, this 28 day of December, 2018.

ELIZABETH M. PRESTON
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Notary Public
My commission expires: 10/14/19

True Copy Certification

I, Elizabeth Preston, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Kendall Connell, a notary public for this county and state, **Elizabeth Preston** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 9/7/2020

KENDALL CONNELL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09.07.2020