WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson DB
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $215,000.00

Dana Park
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11 DAY OF March, 2019.

Notary Public

MY COMMISSION EXPIRES: 8/10/2020

(AFFIX SEAL)

CHERYL ANGELA FIGLIO NOTARY PUBLIC STATE OF TENNESSEE CHEATHAM COUNTY My Commission Expires 08-10-2020

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Anita L. Hill	Pinnacle Bank	122010A49800CO
(NAME) 144 Antler Ridge Circle	(NAME) 150 3rd Avenue South, Suite 100	
(ADDRESS) Nashville, TN 37214	(ADDRESS) Nashville, TN 37201	
(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 considerations, the receipt of which is hereby acknowledged, I/we Christopher A. Gorman, married,, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto Anita L. Hill, unmarried and Kathy J. Hill-Derusha, married as tenants in common with Rights of Survivorship, hereinafter called the GRANTEE(S), his/her/their 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. 87 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 Cirle, 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 referrred to as the "Declaration") 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 for said County (the "Second Supplement", The First Supplement, Second Supplement, and the Original Declaration being collectively referred to as the "Declaration"), which reference is hereby made. 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"

Karen Johnson Davidson County
Batch# 204585 DEEDWARR
03/12/2019 09:35:30 AM 3 pgs
Fees: $18.00 Taxes: $795.50
20190312-0022279

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to said First and Second 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 a part hereof the same as though copied herein.

Being the same property conveyed to Christopher A. Gorman, unmarried by Warranty Deed from OLE South Properties, Inc., dated 08/30/2004, recorded 09/13/2004, of record in Instrument No. 20040913-0109850, in the Register's Office for Davidson County, Tennessee.

The spouse of Christopher A. Gorman is not joining in the execution of this deed due to never residing in the above-described property, therefore having no interest to convey.

Subject to Covenants, conditions, easements and restrictions recorded in of record in Instrument No. 200006070056981, Bylaws of record in Instrument No. 20080104-0001237, First Amendment to the By-laws of record in Instrument No. 20080521-0052236, Second Amendment to the By-laws of record in Instrument No. 20120518-0043315, in the Register's Office for Davidson County, Tennessee, together with all amendments thereto, which may provide for association dues, fees and/or assessments, in addition to any easements, reservations, covenants, building set back requirements, option to purchase, right of first refusal and any special assessments which may come due but omitting any such covenant or restriction based on race, color, religion, sex, familial status or national origin. Landscape Agreement of record in Instrument No. 200006120058346; Permanent Easement and Right-of-Way for Street Purposes and Right-of-Entry for Temporary Construction Purposes of record in Book 8332, Page 982; Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Instrument No. 200004190039023; Boundary Plat Map of record in Book 11700, Page 66; Map of record in Instrument No. 200007130069314; HOA contained in Quit Claim Deed of record in Instrument No. 20110328-0023393; Charter of Woodland Point Townhouse Corporation of record in Instrument No. 20001013-0102000; and Charter of Woodland Point Master Association, Inc., of record in Instrument No. 20020222-0022863,all of record in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 144 Antler Ridge Circle, Nashville, TN 37214

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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), his/her/their 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), his/her/their 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.

Effective the 9 day of March, 2019.

X By: _____ Date: 3-9-19
Christopher Gorman

State of FLORIDA
County of

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Christopher A. Gorman, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 11th day of March, 2019.

_____
Notary Public:
My Commission Expires: 09/16/22

JENNIFER COMPANION
Notary Public - State of Florida
Commission # GG 258848
My Comm. Expires Sep 16, 2022
Bonded through National Notary Assn.

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

True Copy Certification

I, Penny Y. Ray, 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 Williamson

Personally appeared before me, Patricia Haggard a notary public for this county and state, Penny Y. Ray 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: 5/6/19
Notary' Seal (if on paper)

PATRICIA HAGGARD
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

201903120022279