WARRANTY DEED

Karen Johnson Davidson County
Batch# 225388 **DEEDWARR**
05/03/2019 09:02:41 AM 2 pgs
Fees: $13.00 Taxes: $675.25

20190503-0041381

O-VRES-19-224

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $182,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25 DAY OF APRIL, 2019.

Notary Public

MY COMMISSION EXPIRES: 1/3/23
(AFFIX SEAL)

STACEY DENSON PALMER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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)
Frederick R. Fisher	**Huntington National Bank**	
(NAME)	(NAME)	
224 Buck Run Drive	**PO Box 5072**	**122-01-0A-346.00-CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	**Troy, MI 48007-5072**	
(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, **JAMES STAPLETON, UNMARRIED AND CHERYL STAPLETON, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **FREDERICK R. FISHER, AN UNMARRIED MAN** 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. 13 on the Plan of Woodland Point, Phase 9, as shown on Exhibit B of the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20001011-0101044, and amended in Instrument No. 20020725-0089575, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to James Stapleton and Cheryl Stapleton, both unmarried by Warranty deed from Darryn C. Walker, unmarried and Elaine Tubb Wingerter, unmarried, as joint tenants with the right of survivorship of record in Instrument No. 20170410-0034612 Register's Office for Davidson County, Tennessee, dated April 05, 2017 and recorded on April 10, 2017.

This conveyance is subject to:
- Taxes for the year 2019 and thereafter 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, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons
- 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.
- Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.
- Subject to rights of others in and to the common areas and/or elements.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **224 Buck Run Drive, 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 25 DAY OF APRIL, 2019.

James Stapleton

Cheryl Stapleton

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JAMES STAPLETON, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 25 th of April, 2019.

Notary Public
My Commission Expires: _____
(SEAL)

RYAN TERRELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CHERYL STAPLETON, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 25 th of April, 2019.

Notary Public
My Commission Expires: _____
(SEAL)

RYAN TERRELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

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