This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203

File Number: 1-19-3989

Karen Johnson Davidson County
Batch# 226457 DEEDWARR
05/06/2019 02:01:30 PM 3 pgs
Fees: $18.00 Taxes: $777.00
20190506-0042247

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $210,000.00

Affiant

ASHLEE D. PAGE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Subscribed and sworn to before me, this the 3 day of May, 2019

Notary Public
My Commission Expires: 11/8/22

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Yvette N. Spicer 126 Antler Ridge Circle, Unit 81 Nashville, TN 37214	Republic Bank & Trust Company 113 Seaboard Lane A130 Franklin, TN 37067	122-01-0A-492.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), 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, **Andrew M. Blucker and Laura B. Blucker, husband and wife,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Yvette N. Spicer, an unmarried woman,** hereinafter called the Grantee(s), his/her/their heirs and 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. 81 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 Declaration of Covenants, Conditions and Restrictions for Woodland Point Townhomes, a Horizontal Property Regime with Private Elements of record in Instrument 20001011-0101044, as amended in Instrument No. 20020725-0089575 and Instrument No. 20020904-0107261, said Register' s Office, to which reference is hereby made for a more complete description. 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 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 Register's Office are incorporated in this Deed by reference and made part hereof the same as though copied herein.

Being the same property conveyed to Rachelle C. Aikens, unmarried by Warranty deed from Nathan Stoffer and Wendy Vallely, husband and wife of record in Instrument No. 20080725-0076159 Register's Office for Davidson County, Tennessee, dated July 17, 2008 and recorded on July 25, 2008. (Value of consideration shown in aforementioned deed $148,500.00.) Being the same property conveyed to Andrew M. Blucker and Laura B. Blucker, husband and wife by Warranty deed from Rachelle C. Aikens, unmarried of record in Instrument No. 20170410-0034972 Register's Office for Davidson County, Tennessee, dated April 05, 2017 and recorded on April 10, 2017.

This is improved property located at: **126 Antler Ridge Circle, Unit 81, Nashville, TN 37214.**

This conveyance is made subject to 1) Property taxes for the year 2019 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 3rd day of May, 2019.

GRANTOR:

Andrew M. Blucker

Laura B. Blucker

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Andrew M. Blucker and Laura B. Blucker, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 25th day of April, 2019.

Notary Public
My Commission expires: 1/3/2023

ROZALIND RUTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

201905060042247

Certificate of Authenticity

I, Ashlee D Page, 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.

Ashlee D Page

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Venikkia Cunningham, a notary public for this county and state, Ashlee D. Page, 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: 9/25/19

VENIKKIA CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 9-25-2019