ADDRESS NEW OWNER: JH Holdings, LLC

PO Box 1236

Mt. Juliet TN 37121

SEND TAX BILL TO: NEW OWNER

MAP-PARCEL NOS. 122-01-0A-343.00

Karen Johnson Davidson County
Batch# 256126 DEEDWARR
07/12/2019 11:31:30 AM 3 pgs
Fees: $18.00 Taxes: $401.96
20190712-0068234

Prepared by: Cindy S. Smith, P.C., Attorney at Law
P.O. Box 292004
Nashville, TN 37229-2004

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Linda A. Tomlin, unmarried** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **JH Holdings, LLC, a Montana limited liability company** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee being Unit No. 10 in Woodland Pointe, Phase 9, a Private Element Horizontal Property Regime (being the Townhome area at Woodland Pointe), 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 of 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 referred to as the "Declaration"), to 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 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 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 Linda A. Tomlin, unmarried, from Derek J. Ransom, unmarried, by Warranty Deed recorded on June 2, 2006, of record in Instrument No. 20060602-0065355, Register's Office for Davidson County, Tennessee.

LINDA A. TOMLIN RESERVES UNTO HERSELF A LIFE ESTATE IN THE SUBJECT PROPERTY HEREIN.

This is property with a common address of 230 Buck Run Drive, Nashville, TN 37214.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING:
(1) Property taxes for the current year and all subsequent years, taxes for the current year having been prorated at closing.(2) Declaration of Covenants, Conditions and Restrictions for Woodland Point Townhomes a Horizontal Property Regime with Private Elements of record in Instrument No. 20001011-0101044, (the "Original" Declaration), amended by First Supplementary Declaration of Covenants, Conditions and Restrictions for Woodland Point Townhomes of record in Instrument No. 20020725-0089575 (Addition of Sections IX & X), and amended by Second Supplementary Declaration of Covenants, Conditions and Restrictions for Woodland Point Townhomes of record in Instrument No. 20020904-0107261 (Modification & Correction of Section X), Register's Office for Davidson County, Tennessee(3) By-Laws recorded as Exhibit "B" to the aforesaid Declaration of record in Instrument No. 20001011-0101044, Register's Office for Davidson County, said Bylaws appearing at page 22 of said Declaration.(4) Master Declaration of Restrictive Covenants

for Woodland Point of record in Instrument No. 20000607-0056981, Register's Office for Davidson County, Tennessee.(5) By-Laws of Woodland Pointe Master Association, Inc. of record in Instrument No. 20080104-0001237, amended in Instrument No. 20080521-0052236 and Instrument No. 20120518-0043315, Register's Office for Davidson County, Tennessee.(6) All matters shown on the PUD Boundary and Consolidation Plat of Lakeside of record in Plat Book 11700, Page 66, Register's Office for Davidson County, Tennessee.(7) All matters as shown on the Final Plat of Woodland Point, Phase I, Second Revision of record in Instrument No. 20010404-0032685, Register's Office for Davidson County, Tennessee.(8) Permanent Easement and Right-of-Way for street purposes and Right-of-Entry for Temporary Construction Purposes of record in Book 8332, page 982, Register's Office for Davidson County, Tennessee.(9) Charter of Woodland Point Townhouse Corporation of record in Instrument No. 200001013-0102000, Register's Office for Davidson County, Tennessee.(10) Charter of Woodland Point Master Association, Inc. of record in 20020222-0022863, Register's Office for Davidson County, Tennessee.(11) Conveyance of open space to Woodland Point Homeowners' Association, Inc. of record in Instrument 20001205-0119722, Register's Office for Davidson County, Tennessee.(12) Landscape Agreement of record in Instrument No. 20000612-0058346, Register's Office for Davidson County, Tennessee

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever. And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their heirs, representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 11th day of July 2019.

Linda A. Tomlin

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Linda A. Tomlin** , with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 11th day of July 2019.

Notary Public
My Commission Expires: 11-3-2020

CINDY S. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 3, 2020

STATE OF TENNESSEE
COUNTY OF
The actual consideration or value, whichever is greater for this transfer is $108,639.06.

Affiant

Subscribed and sworn before me this 11th day of July 2019.

Notary Public
My Commission Expires:

CINDY S. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 3, 2020

File No. 1904K083

AFFIDAVIT FOR RECORDING

I, Cindy S. Smith, 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 or the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Kimberly J. Thompson, a notary public for this county and state, Cindy S. Smith, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public
My Commission Expires: _____

KIMBERLY J. THOMPSON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 2, 2022