WARRANTY DEED

J ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 6, 2022

G-FRE-19-235

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $174,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF SEPTEMBER, 2019.

Notary Public

MY COMMISSION EXPIRES:

Karen Johnson Davidson County
(AF Batch# 293091 DEEDWARR
09/30/2019 11:32:00 AM 2 pgs
Fees: $13.00 Taxes: $647.13

20190930-0099222

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)
Randal McNeely and Renea McNeely		
(NAME) **235 Buck Run Drive**	(NAME) **NEW OWNER**	**122-1-A-363.00CO**
(ADDRESS) **Nashville, TN 37214**	(ADDRESS)	
(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, **ALETA JACOBSON AND TIMOTHY RICHARDSON, WIFE AND HUSBAND,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **RANDAL MCNEELY AND RENEA MCNEELY, HUSBAND AND WIFE,** 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. 30 in Woodland Point, Phase IX, a Private Element Horizontal Property Regime (being the Townhome Area at Woodland Point), located on Buck Run Drive, 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 referred to as the "Declaration"), to which reference is hereby made.

Being the same property conveyed Aleta Jacobson and Timothy Richardson, wife and husband, by Warranty Deed from Eric Kirk, unmarried, recorded July 29, 2016 in Instrument No. 20160729-0078203, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Plat Book 11700, Page 66, Register's Office for Davidson County, Tennessee.
- Subject to all matters shown on the Plan of Woodland Point, Phase I of record in Instrument No. 20010404-0032685, Register's Office for Davidson County, Tennessee.
- Subject to all matters shown on the Plan of Woodland Point, Phase I, Revised of record in Instrument No. 20000713-0069314, Register's Office for Davidson County, Tennessee.
- Master Declaration of Restrictive Covenants of Woodland Point of record in Instrument No. 20000607-0056981, 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 No. 20001011-0101044, supplemented in Instrument No. 20020725-0089575 and Instrument No. 20020904-0107261, Register's Office for Davidson County, Tennessee.
- Charter of record in Instrument No. 20001013-0102000 and Instrument No. 20020222-0022863, Register's Office for Davidson County, Tennessee.
- By-Laws of record in Instrument No. 20080104-0001237, Instrument No. 20080521-0052236 and Instrument No. 20120518-0043315, Register's Office for Davidson County, Tennessee.
- Common Area of record in Instrument No. 20001205-0119722, Register's Office for Davidson County, Tennessee.
- Easement for Sanitary Sewer and/or Storm Drainage of record in Instrument No. 20000419-0039023, Register's Office for Davidson County, Tennessee.
- Right of way easement granted to Metropolitan Government of Nashville and Davidson County, Tennessee of record in Book 8332, Page 982, Register's Office for Davidson County, Tennessee.

- Landscape Easement of record in Instrument No. 20000612-0058346, Register's Office for Davidson County, Tennessee.
- Subject to Storm water Detention Agreement of record in Instrument No. 20030611-0080534, in the Register's Office for Davidson County, Tennessee.
- County Taxes for the year 2019 and subsequent years, a lien not yet due and payable.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **235 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 20th DAY OF SEPTEMBER, 2019.

FL TIN #099251706
Aleta Jacobson

FL TIN # #094631272
Timothy Richardson

STATE OF Florida
COUNTY OF Pinellas

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ALETA JACOBSON, 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 19 of September, 2019.

Notary Public PATRICIA CASALA
My Commission Expires: 7/1/23
(SEAL)

PATRICIA CASALA COMMISSION NUMBER GG 350883 EXPIRES July 1, 2023 Notary Public, State of Florida

STATE OF Florida
COUNTY OF Pinellas

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, TIMOTHY RICHARDSON, 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 19 of September, 2019.

Notary Public PATRICIA CASALA
My Commission Expires: 7/1/23
(SEAL)

PATRICIA CASALA COMMISSION NUMBER GG 350883 EXPIRES July 1, 2023 Notary Public, State of Florida

RETURN TO:
Rudy Title and Escrow, LLC
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