WARRANTY DEED

Karen Johnson Davidson County
Batch# 412222 DEEDWARR
06/09/2020 08:56:48 AM 2 pgs
Fees: $13.00 Taxes: $724.83

20200609-0058820

BRIANA GAGE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 01-08-24

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $195,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th day of June, 2020

Notary Public

MY COMMISSION EXPIRES: 1/8/24
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Warranty Title LLC dba Warranty Title Ins Co, 120 Anderson Lane
Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Laura McKinnie	new owner	122-1A-406
(NAME)	(NAME)	
265 Buck Run Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20201315

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Brenda S. Danaei, an unmarried woman**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Laura McKinnie, an unmarried woman**, hereinafter called the GRANTEES, 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. 72 in Woodland Pointe, Phase IX, 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, 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. 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 said Declaration, the plan filed as Exhibit "B" to said First Supplement appearing at page 6 there, 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 Brenda S. Danaei by Warranty Deed from Dana Lynne Youree dated Janaury 29, 2018 and filed of record in Instrument No. 20180201-0010165, Register's Office for Davidson County, Tennessee.

RESTRICTIONS:

This conveyance is made subject to Terms, conditions, easements, rights and liens as set forth in the Master Declaration of Restrictions and Covenants for Woodland Pointe and the By-Laws appended thereto, of record in Instrument No. 20000607005698l, and also subject to Terms, conditions, easements, rights and liens as set forth in the Declaration of Covenants, Conditions, and Restrictions for Woodland Pointe Townhomes and the By-Laws appended thereto, of record in Instrument No. 20001011-0101044, Instrument No. 20020725-0089575 and Instrument No. 20020904-0107261, Register's Office for said County; Rights of others in and to common areas and/or elements, and to easements, setback lines, notes, and any matters indicated on the aforesaid subdivision plat.

Unimproved ☐

This is improved ☒ property, known as 265 Buck Run Drive, Nashville, TN 37214
(House No.) (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 GRANTEES, their heirs and assigns forever; and I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my 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. Wherever used any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 4th day of June, 2020

Brenda S. Danaei

STATE OF FLORIDA
COUNTY OF Palm Beach

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Brenda S. Danaei, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 4th of June, 2020.

Notary Public
My Commission Expires: 06/28/2024

YVONNE HANSON
Notary Public - State of Florida
Commission # GG 975320
My Comm. Expires Jun 28, 2024
Bonded through National Notary Assn.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 6-V405-20-256