This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater is $234,000.00.

DIANA K STATE OF TENNESSE NOTARY PUBLIC DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 573940 **DEEDWARR**
02/12/2021 11:59:29 AM 2 pgs
Fees: $13.00 Taxes: $865.80

20210212-0020334

ant

scribed and sworn before me this the 7th day of February, 2021.

ry Public
commission expires: 9-6-22

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Paula Kay Ramsay	Gardner Financial Services LTD	122-01-0A 428.00
164 Antler Ridge Circle	3503 Paesanos Parkway	
Nashville, TN 37214	San Antonio, TX 78231	

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, STEPHEN H. CLAYCOMB, JR.,A MARRIED MAN, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to PAULA KAY RAMSAY, A SINGLE WOMAN, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. 17 in Woodland Point, Section X, a Private Element Horizontal Property Regime (being the Townhomes Area at Woodland Point), 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 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"), further amended by Second Supplementary Declaration of Covenants, Conditions, and Restrictions for Woodland Point Townhomes of record as Instrument No. 20020904-0107261, said Register's Office (the "Second Supplement", the First Supplement and the Original Declaration being collectively referred to as the "declaration"), to which reference is hereby made. The easements,.restrictive covenants, co-owners and tenants of Woodland Point, Section X, a Private Element Horizontal Property Regime, contained in the said Declarations, the plan filed as Exhibit "C" to said Second Supplement appearing at page 4, thereof, and Bylaws appended thereto as Exhibit "B" appearing, at page 32 of the Original Declarations, 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 Stephen H. Claycomb, Jr., unmarried man, by deed dated 01/27/2017, from Rose Clardy, Administrator of the Estate of John Jeffrey Dukehart Estate, of record in Instrument No. 20170131-0010262, Register's Office for said County.

Said property is not the marital home.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 164 Antler Ridge Circle, Nashville, TN 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 Grantees, their heirs, successors and/or assigns, forever. Grantors covenant with 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, unless otherwise herein set out. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 hand this the 11 day of February, 2021.

Stephen H. Claycomb, Jr.

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state. Stephen H. Claycomb, Jr., with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 11 day of February, 2021.

My commission expires: 9/18/22

Notary Public

