# WARRANTY DEED

FROM: John F. Roper and wife, Jo M. Roper, Grantor

TO: Lance E. Nelson and Lori E. Warren

This instrument was prepared by:
Elizabeth M. Adams
Farris, Warfield & Kanaday
Seventeenth Floor
Third National Bank Building
Nashville, Tennessee 37219

| Address New Owner(s) as Follows: | Name and Address of the Person or Entity Responsible for the Payment of Real Property Taxes | Map-Parcel Numbers |
|---|---|---|
| Lance E. Nelson<br>159 N. Timber Drive<br>Nashville, TN 37214 | Same | 108-7-B-59CO<br>Field Book Numbers<br>03D 91681 |

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is Thirty-Seven Thousand Dollars ($37,000.00).

Lance E Nelson
Lance E. Nelson

SUBSCRIBED AND SWORN TO before me, this the 26th day of May, 1989.

Pamela V. Hutchens
Notary Public

My Commission Expires Jan 23, 1993

FOR AND IN CONSIDERATION OF the sum of Thirty-Seven Thousand Dollars ($37,000.00), the receipt and sufficiency of which are hereby acknowledged, John F. Roper and wife, Jo M. Roper, Grantor(s), have bargained and sold, and by these presents do transfer and convey unto the said Lance E. Nelson and Lori E. Warren, Grantee(s), their heirs, successors, 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 59 of Timber Lake Condominiums of record in Plat Book 6250, page 219, Register's Office of Davidson County, Tennessee, to which reference is hereby made.
>
> Being the same property conveyed to John F. Roper and wife, Jo M. Roper by Substitute Trustee's Deed from Julian L. Bibb, Substitute Trustee, of record in Book 7840, page 636, Register's Office for Davidson County, Tennessee.

This is improved property, known as 159 North Timber Valley Drive, Nashville, Tennessee 37214.

This conveyance is expressly made subject to the following:

1. The lien for 1989 taxes which have been prorated and will be paid by Grantee(s).

2. Easement of record in Book 5856, page 80, Register's Office for Davidson County, Tennessee.

3. Easement of record in Book 6587, page 204, said Register's Office.

4. The property herein conveyed is a condominium apartment established pursuant to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, as amended, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and buildings thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Timber Lake Condominiums, of record in Book 6549, page 475, Register's Office for Davidson County, Tennessee, and the By-Laws appended thereto of record in Book 6549, page 513, Register's Office for Davidson County, Tennessee.

5. Subject to the liens for any unpaid assessments and/or special assessments.

6. All easements, conditions, owners certificates, setback lines and other matters shown on the Plan of Record recorded in Book 5200, page 342, said Register's Office.

7. Rights of others in and to the common elements.

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, successors, and assigns, forever.

And Grantor(s) do covenant with the said Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered and unrestricted except as to those matters set

forth above to which this conveyance is expressly made subject.

And Grantor(s) do further covenant and bind Grantor(s), their heirs, successors, and assigns, to warrant and forever defend the title to the said land to the said Grantee(s), their heirs, successors, and assigns against the lawful claims of all persons whomsoever except as to those matters set forth above to which this conveyance is expressly made subject.

Witness our hands this 26th day of May, 1989.

John F. Roper

John F. Roper

Jo M. Roper

Jo M. Roper

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Pamela L. Kitchens, a Notary Public of said County and State, John F. Roper, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at Office, this 26th day of May, 1989.

Pamela L. Kitchens

Notary Public

My Commission Expires: January 23, 1993

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Pamela L. Kitchens, a Notary Public of said County and State, Jo M. Roper, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at Office, this 26th day of May, 1989.

Pamela L. Kitchens

Notary Public

My Commission Expires: January 23, 1993

3 6 5 3 7

May 26 4 23 PM '89

0469 05/26 0101 03CHECK 131.60



2446S/05-25-89

**OFFICIAL RECEIPT**

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 7851 PAGE 149

| | | |
|---|---|---|
| CO - CONVEYANCE | CC - CERTIFIED COPY | MISC - MISCELLANEOUS |
| MO - MORTGAGE | REL - RELEASE | CO TAX - STATE TAX CONVEY |
| WD - WARRANTY DEED | UCC - UNIFORM COMMERCIAL CODE | MO TAX - STATE TAX MORT |
| TD - TRUST DEED | | PRFEE - PROBATE FEE |

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL |
|---|---|---|---|---|

| | |
|---|---|
| CAMT | 37000.00 |
| CON TX | 122.10 |
| PRFEE | 0.50 |
| MRFEE | 9.00 |
| TOTAL | 131.60 |
| CHECK | 131.60 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

05/26/89 01 16:24 0001 0469

36537

IDENTIFICATION REFERENCE

MAY 26 4 23 PM '89

FELIX Z. WILSON, II
REGISTER

No. 213836