BOOK 11613 PAGE 53

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $70,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th day of August, 1999

My Commission Expires Nov. 25, 2000

MY COMMISSION EXPIRES

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lehman Land Title, Inc., 4733 Andrew Jackson Parkway, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Eric C. Cote	Pulte Mortgage Corporation	108-7B-63.00
(NAME)	(NAME)	
161 North Timber Drive	6061 South Willow Drive, Suite 300	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Greenwood Village, CO 80111	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, WE, **DONNA KIM DAWSON, NOW DONNA KIM DAWSON PHILLIPS AND HUSBAND, CLAYTON PHILLIPS**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ERIC C. COTE, UNMARRIED** , 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:

SEE ATTACHED EXHIBIT A

unimproved ☐

This is improved ☒ property, known as 161 North Timber Drive, Nashville, TN 37214

(House Number) (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 assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 5th day of August, 1999.

Donna Kim Dawson Phillips

Clayton Phillips

0622392

IDENTIF. → REFERENCE

99 AUG 10 AM 9:15

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

MAIL ENV.

4030 08/10 0101 03CHECK 277.33

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Donna Kim Dawson Phillips and Clayton Phillips, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained

Witness my hand and official seal at Hermitage , Tennessee this 5th day of August, 1999

Commission expires 5-28-2003

Sharon L. Riney
Notary Public

SHARON L. RINEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

BOOK 11613 PAGE 54

EXHIBIT A

Being Unit Number 63, Building F, of Timberlake Condominiums, of record in Master Deed recorded in Book 6549, page 475, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Units, as set forth in Exhibit A-1 of the Master Deed.

Being the same property conveyed to Donna Kim Dawson, unmarried, by special warranty deed from Third National Bank in Nashville, a national banking association, of record in Book 7987, page 666, Register's Office for Davidson County, Tennessee.

Donna Kim Dawson and Donna Kim Dawson Phillips are one and the same person.

Clayton Phillips joins in this Conveyance solely to relinquish any marital rights he may have in the property by virtue of his marriage to Donna Kim Dawson Phillips.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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

BOOK 11613 PAGE 56

0622392
IDENTIF. ↑ REFERENCE

99 AUG 10 AM 9:15

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

		CAMT	70900.00
		CON TX	262.33
		PRFEE	1.00
		WDEED	12.00
		CFEE	2.00
		TOTAL	277.33
		CHECK	277.33
08/10/99	01	09:14	0001 4030

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1502209