Davidson County DEEDWARR
Recvd: 05/15/01 15:47 2pgs
Fees:11.00 Taxes:277.50

20010515-0050439

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$75,000.00.**

Lina Brown
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE APRIL 30, 2001.

LOUISE M. TY NOTARY PUBLIC AT LARGE WILSON CO. TENN.

Notary Public

MY COMMISSION EXPIRES: 4/16/2005

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Title Escrow of Wilson County, Inc., 1281-G North Mt. Juliet Road, Mt. Juliet, Tennessee 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Rose M. Beattie	Owner	108-8-B/161CO
211 Timberway Drive		
Nashville, Tennessee 37214		
(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, **JOHN D. PRATER, UNMARRIED BONITA J. BONNELL, MARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ROSE M. BEATTIE, MARRIED** , 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. 161, on the plan of Timber Lake Condominiums, according to the Master Deed of record in Book 6549, Page 475, and by Instrument of Clarifications of record in Book 6561, Page 141, in the Register's Office for Davidson County, Tennessee, and more particularly described in Plat Book 6250, Page 219, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

BEING the same property conveyed to John D. Prater, Unmarried, and Bonita J. Bonnell, Married by deed from Jeffery L. Flowers and wife, Margaret L. Flowers and Robert J. Flowers and wife, Barbara Flowers of record in Book 9675, Page 638, said Register's Office for Davidson County, Tennessee.

This is the same description as in previous deed of record.
Subject to any and all existing easements, restrictions and building setback lines of record in said Register's Office.

THIS conveyance is made subject to easements, restrictions, , encumbrances and ordinances as they affect the premises.

unimproved ☐

This is improved ☒ property, known as 211 Timberway 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 April 30, 2001.

John D. Prater

Bonita J. Bonnell

Bonita J. Bonnell

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, , a Notary Public in and for said County and State, the within named John D. Prater, Unmarried Bonita J. Bonnell, Married, 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 office, this April 30, 2001

Commission expires: 4/1/2004

Louise N. Tines

Notary Public

LOUISE N. TINES NOTARY PUBLIC AT LARGE WILSON CO. TENN.