WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $76,000.00

Mary L Cunningham
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17TH DAY OF JULY, 2001.

Notary Public

MY COMMISSION EXPIRES: 10/14/2001
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 07/23/01 14:34 2pgs
Fees:13.00 Taxes:281.20
20010723-0077852

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mary L. Cunningham	Countrywide Home Loans, Inc.	Map 108
(NAME) 201 Timberway Drive	(NAME) 718 Thompson Lane, Ste. 204	Group 7-0-B
(ADDRESS) Nashville, TN 37214	(ADDRESS) Nashville Tennessee 37204	Parcel 75
(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,
Karen L. Centers, An Unmarried Person, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO
Mary L. Cunningham ,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. 75-E of Timber Lake Condominiums, as established by Master Deed of record in Book 6549, Page 475, together with the undivided percentage interest in the common elements appurtenant to said units as set forth in Exhibit "A-1" of said master Deed. Reference is hereby made to the plat of Timber Lake Condominium as set forth in Exhibit "A-2" of said Master Deed for a more complete identification and description or such unit.

Being the same property conveyed to Karen L. Centers, An Unmarried Person by deed from Carolyn Shirlene Tarpey Watson, a married woman of record in Deed Book 10845, page 19, Register's Office for said County.

Subject to Master Deed in Book 6549, Page 475; Book 6561, Page 141 and Book 7153, Page 617, Register's Office for said County.

By-Laws in Book 6549, Page 520, Register's Office for said County.

Deed of Conveyance in Book 7097, Page 120 and Book 7097, Page 154, Register's Office for said County.

Easement for Sanitary Sewer and/or Storm Drainage as shown of record in Deed Book 5856, Page 80, Register's Office for said County.

Easement for Cable Television as shown of record in Deed Book 6587, Page 204 and Book 10262, Page 46, Register's Office for said County.

This conveyance is subject to any and all existing easements and restrictions of record.

unimproved ☐

This is improved ☒ property, known as 201 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 and 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 17th day of July, 2001.

Karen L. Centers

Karen L. Centers

STATE of Tennessee
COUNTY of Wilson

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Karen L. Centers, An Unmarried Person the bargainor__, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that she executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 7/17/2001

My Commission Expire: 10/14/2001

Jill E. Trapp

JILL E. TRAPP
NOTARY PUBLIC
LAUREL
WILSON CO. TENN

File Number2106400

RETURN TO:
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122