(2)

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/30/01 10:42 2pgs
Fees:13.00 Taxes:277.50
20011130-0131574

STATE OF TENNESSEE
COUNTY OF

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

Tamara Timmerman
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21ST DAY OF NOVEMBER, 2001.

YVETTELYN MELDRUM NOTARY PUBLIC AT LARGE WILLIAMSON CO. TENN

Notary Public

MY COMMISSION EXPIRES: 6-16-04
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
TAMARA TIMMERMAN	Owner	094-03-0 019.00
(NAME)	(NAME)	
7139 SONYA DRIVE		
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37209		
(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, **Grand Canyon Properties, LLC, a TN limited liability company**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Tamara Timmerman, 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:

Land in Davidson County, Tennessee, being Lot No. 204 on the Plan of Fortland Park, Section I, as of record in Book 2663, page 61, Register's Office for said County, described as follows:

Said Lot No. 204 fronts 80 feet on the westerly side of Barclay Drive and runs back between lines 165.7 feet on the northeasterly side and 165.9 feet on the southwesterly side to a dead line in the rear on which it measures 63.2 feet.

Being the same property conveyed to Bobby Leonard Green by deed from Ethel Maidean Green of record in Book 5951, page 377, Register's Office of Davidson County, Tennessee; and being the same property conveyed to Grand Canyon Properties, LLC by warranty deed of Bobby Leonard Green and wife, Jewel Green of record in Instrument Number 20011130013157 3 **, Register's Office of Davidson County, Tennessee.**

Subject to the following: The Plan of record in Plat Book 2663, page 61, Register's Office of Davidson County, Tennessee.

unimproved ☒
This is improved ☐ property, known as 2818 Barclay Drive, Nashville, TN 37206
(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 hand this 21st day of November, 2001.

Grand Canyon Properties

By: Virginia D Pitts,
Title: member

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, Notary Public of said State and County, Virginia N. Pitts, whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that s/he executed the within instrument for the purposes therein contained, and who further acknowledged that s/he is the member of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand and official seal at Franklin, Tennessee this 21st day of November, 2001.

Commission expires: 6-16-04

Notary Public