WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/28/01 15:51 2pgs
Fees:13.00 Taxes:282.68

20011228-0143911

DANA DELWORTH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $76,400.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18TH DAY OF DECEMBER, 2001.

Notary Public

MY COMMISSION EXPIRES: 11/27/04

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Wilson & Weiss Title Associates, LLC

4698 Lebanon Road, Hermitage, Tennessee 37076

H-0353

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lois E. Smith	New South Federal Savings Bank	108-07-0-B-024.00CO
(NAME)	(NAME)	
124 North Timber Drive	2301 21st Avenue South	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Nashville, TN 37212	
(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, Janeese M. Combs, unmarried HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Lois E. Smith, 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:

Being Unit No. 24 on the plan of Master Deed of Building B, Timberlake Condominiums, a PUD, as of record in Plat 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 said Master Deed, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Janeese M. Combs, a married woman and Jesse J. Weston, a single man by deed from Barbara Mires, unmarried of record in Instrument Number 20000714-0069767, Register's Office for Davidson County, Tennessee. Further being the same property conveyed to Janeese M. Combs by Quitclaim Deed from Jesse J. Weston of record in Instrument Number 20011228 0143910, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 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 government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 124 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 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 18th day of December, 2001.

Janeese M. Combs

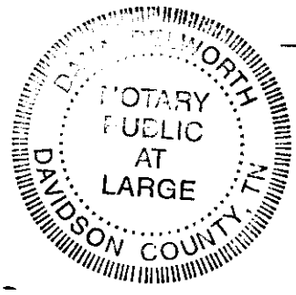
STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Janeese M. Combs 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 18th day of December, 2001.

Commission expires: 11/27/04



Notary Public

RETURN TO:

Wilson & Weiss Title Associates, LLC
4698 Lebanon Road
Hermitage, Tennessee 37076