Davidson County DEEDWARR
Recvd: 02/25/03 15:44 2pgs
Fees:13.00 Taxes:264.55

20030225-0025111

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$71,500.00.**

Marsha Tharp
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE FEBRUARY 21, 2003.

LOUISE N. TURPIN NOTARY PUBLIC AT LARGE WILSON COUNTY, TENNESSEE

Louise N. Turpin
Notary Public

MY COMMISSION EXPIRES: 3/11/06

(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
Marsha Tharp	Principal Residential Mortgage, Inc.	Map 108-7-B, Parcel 81
289 Albright Lane	711 High Street	3D 91703
Gallatin, Tennessee 37066	Des Moines, Iowa 50392	
(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, **HENRY OPPEWALL AND WIFE, MARGARETTE G. OPPEWALL**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MARSHA THARP, A MARRIED PERSON** , 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:

A certain condominium unit in Davidson County, Tennessee, described as follows: Unit No. 81 in a Horizontal Property Regime as shown on the condominium site plan of Timber Lake Condominiums, as of record in Book 6250, Page 219 and further described in Exhibit A-2 of the Master Deed of record in Book 6549, Page 475, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Henry Oppewall, unmarried by deed from Joyce Layne Hansell of record in Book 10524, Page 621, Register's Office, Davidson County, Tennessee.
Margarette G. Oppewall herein joins to convey any and all rights and interests she may have, if any.
This is the same description as in previous deed of record.
The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee "Horizontal Property Act" as set out in Section 66-27-101 et seq. of the Tennessee Code Annotated and is subject to the provisions and requirements thereof; to the By-Laws for the administration thereof; to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through, or upon the land embracing the regime and covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Timber Lake Condominiums, as of record in Book 6250, Page 219 and further described in Exhibit A-2 of the Master Deed of record in Book 6549, Page 475, and Master Deed together with the By-Laws of record in Book 6549, Page 475; Instrument of Clarification of record in Book 6561, Page 141 and Instrument of Correction of record in Book 7153, Page 617, and Charter of record in Book 6546, Page 947, said Register's Office.
This conveyance is subject to Easements of record in Book 5856, Page 80; Book 6587, Page 204 and Book 10262, Page 46, Register's Office, Davidson County, Tennessee.
This conveyance is subject to any and all easements and minimum building setback lines of record.

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

unimproved ☐

This is improved ☒ property, known as 204 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 February 21, 2003.

Henry Oppewall

Margarette G. Oppewall

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, a Notary Public in and for said County and State, the within named Henry Oppewall and wife, Margarette G. Oppewall, 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 February 21, 2003

Commission expires: 3/11/06

Notary Public

LOUISE N. TURPIN
NOTARY PUBLIC AT LARGE
WILSON COUNTY, TENNESSEE