# WARRANTY DEED




STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $68,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF MAY, 2003.

Notary Public

MY COMMISSION EXPIRES: 1/29/05
(AFFIX SEAL)

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

Davidson County DEEDWARR
Recvd: 06/17/03 13:26 2pgs
Fees:13.00 Taxes:251.60

20030617-0083392

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Cheryl Stephenson | Franklin Financial Mtg | Map 108, 07-0-13, 108 |
| (NAME) | (NAME) | |
| 323 Timberway Circle 108H | 206 East Main St | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37214 | Franklin, TN 37064 | |
| (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, Charles R. Aughenbaugh and Wife, Laurie Aughenbaugh , HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Cheryl Stephenson, 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:

Being Lot No. H-108 on the Plan of Timber Lake Condominiums, Created under Title 66, Chapter 27, Section 101, et seq., as amended, Tennessee Code Annotated and as established by a Master Deed of record in Book 6549, page 475 and by Instrument of Clarification at Book 6561, page 141, 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. Reference is hereby made to the plat of Timberlake Condominiums, as set forth in Exhibit "A-2" of said Master Deed for a more complete identification and description of such Unit.

*Randy W. Stephenson and wife, Cheryl H.

Being the same property conveyed to Charles R. Aughenbaugh and Wife, Laurie Aughenbaugh by deed from Timber Lake Joint Venture of record in Deed Book 7394, page 301, Register's Office for said County.

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

Plat sets out By-Laws as shown of record in Deed Book 6549, Page 475, Register's Office for said County.

Master Deed as shown of record in Deed Book 6549, Page 475, 6561-141, Register's Office for said County.

Charter of Homeowner's Association as shown of record in Book 6546, Page 947, Register's Office for said County.

unimproved ☐

This is improved ☒ property, known as

323 Timberway Circle 108H, 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 15th day of May, 2003.

Charles R. Aughenbaugh by John Scott atty in fact
Charles R. Aughenbaugh

Laurie Aughenbaugh by John Scott atty in fact
Laurie Aughenbaugh

STATE OF Tennessee
COUNTY OF Wilson

On this the 15 day of May, 2003, before me personally appeared John Scott, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Charles R. Aughenbaugh and Laurie Aughenbaugh, and who acknowledged that he executed the same as the free act and deed of the said Charles R Aughenbaugh and Laurie Aughenbaugh by virtue of that Power of Attorney, duly executed by the said Charles R. Aughenbaugh and Laurie Aughenbaugh and appearing of record in Instrument # ~~X~~ _____, of Register's Office of Davidson County, Tennessee.

Witness my hand and official seal at MT. Juliet Tennessee, this 15 day of May, 2003.

My Commission Expires: 1-23-06

Notary Public Tracey Trumphour

File Number2304394
**RETURN TO:**
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122

TRACEY TRUMPHOUR NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN.

*20030617008339 1