THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **File Box 9B:** **First Title & Escrow Co., Inc.** **FTEC File No. 21215-06-2003**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $69,500.00. Leslie Anne Tignor Affiant Subscribed and sworn to before me, this 30 day of July, 2003. Notary Public My Commission Expires:

NOTARY PUBLIC AT LARGE J. Michael Morgan My Commission Expires July 30, 2005 STATE OF TENNESSEE

WARRANTY DEED

Address New Owner: Leslie Anne Tignor 172 North Timber Drive Nashville, TN 37214	**Send Tax Bills To:** Wilson Bank & Trust 623 West Main Street Lebanon, TN 37087	**Tax Information:** Map No.108.07 Parcel No. 054.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **William F. Grodecki, Unmarried**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Leslie Anne Tignor, Unmarried,** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 172 North Timber Drive, Nashville, TN, 37214

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this July 30, 2003.

William F. Grodecki

Davidson County DEEDWARR
Recvd: 08/07/03 11:57 2pgs
Fees:13.00 Taxes:257.15
20030807-0112582

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **William F. Grodecki**, 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, at office, this 30 day of _____, 2003.

Notary Public

My Commission Expires: _____

NOTARY PUBLIC AT LARGE J. Michael Morgan My Commission Expires July 30, 2005 STATE OF TENNESSEE

NOTARY PUBLIC AT LARGE J. Michael Morgan My Commission Expires July 30, 2005 STATE OF TENNESSEE

EXHIBIT "A"

Being Unit D-54, of TIMBER LAKE CONDOMINIUM, created under Title 66 Chapter 27, Section 101, et seq., as amended in Tennessee Code Annotated, and as established by a Master Deed of record in 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. Reference is hereby made to the plat of TIMBER LAKE CONDOMINIUMS as set forth in Exhibit "A-2" of said Master Deed for a more complete identification and description of such Unit, also by Instrument of Clarification at Book 6561, page 141, said Register's Office.

Being the same property conveyed to William F. Grodecki by deed dated October 30, 1987 from Timber Lake Joint Venture of record in Book 7392, page 444, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1) 2003 City/County Taxes, which have been prorated and assumed by the Grantee(s);
2) Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property OR
3) Charter of Incorporation of Timberlake Condominium Homeowner's Association, Inc. of record in Book 6546, page 947, Register's Office for Davidson County, Tennessee; and
4) Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed for Timber Lake Condominiums, of record in Book 6549, page 475, and clarified in Book 6561, page 141, and Book 8504, page 609, Register's Office for Davidson County, Tennessee; and
5) Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.; and
6) All matters appearing on the Plan of record in Plat Book 5200, page 342, and Book 6250, page 219, Register's Office for Davidson County, Tennessee.