# WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $78,000.00

Joy C. Kieffer
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24TH DAY OF AUGUST, 2004.

Notary Public

MY COMMISSION EXPIRES: 1-23-06
(AFFIX SEAL)

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

Davidson County DEEDWARR
Recvd: 08/31/04 10:24 2pgs
Fees:13.00 Taxes:288.60
20040831-0105080

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Joy C. Kieffer | Georgia Bank & Trust Co. of Augusta D/B/A GB & T Mortgage | MAP 108 |
| (NAME) 201 Timberway Drive | (NAME) 1321 Murfreesboro Road Suite 701 | GROUP 07-0-B |
| (ADDRESS) Nashville, TN 37214 | (ADDRESS) Nashville Tennessee 37217 | PARCEL 75 |
| (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, Mary L. Cunningham, an Unmarried Woman , HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Joy C. Kieffer, an Unmarried Woman , 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 Unit No. 75-E of Timber Lake Condominiums, as established by Master Deed of record in Book 6549, Page 475, 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 Condominium as set forth in Exhibit "A-2" of said Master Deed for a more complete identification and description of such unit.

Being the same property conveyed to Mary L. Cunningham, unmarried, by Deed from Karen L. Centers, unmarried, dated July 17, 2001, filed for record on July 23, 2001, in Instrument Number 200107230077852, Register's Office for Davidson County, Tennessee.

Easement as shown of record in Deed Book 7097, Pages 120 and 154, Deed Book 5856, Page 80, Deed Book 6587, Page 204 and Deed Book 10262, Page 46, Register's Office for said County.

Plat sets out By-Laws as shown of record in Deed Book 6549, Page 520, Register's Office for said County.

Master Deed as shown of record in Deed Book 6549, Page 475, Deed Book 6561, Page 141 and Deed Book 7153, Page 617, Register's Office for said County.

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

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easement of record, (3) all subdivision / condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 201 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 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 24th day of August, 2004.

Mary L. Cunningham

Mary L. Cunningham

STATE of Tennessee
COUNTY of WILSON

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Mary L. Cunningham, an Unmarried Woman the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that she executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 8/24/2004

My Commission Expires: 1-23-06

Notary Public

WILSON COUNTY TENN. NOTARY PUBLIC TRACEY TRUMPHOUR

**File Number2407445**

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