WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $80,650.00

Heather Marie Silver
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16TH DAY OF SEPTEMBER, 2004.

Notary Public

MY COMMISSION EXPIRES: 1-23-06

(AFFIX SEAL)

WILSON COUNTY, TENN. TRACEY TRUMPHOUR NOTARY PUBLIC AT LARGE

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

Davidson County DEEDWARR
Recvd: 09/21/04 15:01 2pgs
Fees:13.00 Taxes:298.41
20040921-0113665

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Heather Marie Silver	EquiFirst Corporation	Map 108
(NAME) 108 North Timber Drive Unit 5-A	(NAME) 500 Forest Point Circle, Ste. 200	Group 07-0-B
(ADDRESS) Nashville, TN 37214	(ADDRESS) Charlotte North Carolina 28273yes	Parcel 005
(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 John Van Kluyve Sr. and Wife, Virginia H. Van Kluyve, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Heather Marie Silver ,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. 5, Building A on the Plan of Timberlake Condominiums, a Horizontal Property Regime, as of record in Master Deed record in Book 6549, Page 475 and reaffirmed by Book 6561, Page 141, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Henry John Van Kluyve Sr. and Wife, Virginia H. Van Kluyve by Quitclaim Deed dated October 31, 2003 from Henry John Van Kluyve Sr. and Wife, Virginia H. Van Kluyve and Cindy V. Kearney, Daughter of record in Instrument No. 20031113-0166097, Register's Office for Davidson County, Tennessee.

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

Sewer and Drainage Easement as shown of record in Book 5856, Page 80, Register's Office for said County.

Cable Vision Easement as shown of record in Book 6587, Page 204, Register's Office for said County.

Deeds of Conveyance as shown of record in Book 7097, Page 120 and Book 7097, Page 154, Register's Office for said County.

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

Subject to Homeowner's Association Dues.

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 108 North Timber Drive Unit 5-A, 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 16th day of September, 2004.

Henry John Van Kluyve Sr. by Donna Van Kluyve, attny in fact
Henry John Van Kluyve Sr., By: Donna VanKluyve, Attorney in Fact

Virginia H. VanKluyve by Donna Van Kluyve, attny in fact
Virginia H. Van Kluyve, By Donna Van Kluyve, Attorney in fact

STATE OF Tennessee
COUNTY OF Wilson

On this the 16th day of September, 2004, before me personally appeared Donna VanKluyve, 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 Henry John Van Kluyve Sr. and Wife, Virginia H. Van Kluyve, and who acknowledged that they executed the same as the free act and deed of the said Henry John Van Kluyve Sr. and Wife, Virginia H. Van Kluyve by virtue of that Power of Attorney, duly executed by the said Henry John Van Kluyve Sr. and Wife, Virginia H. Van Kluyve and appearing of record in Instrument Number 20040921-0113664, of Register's Office of Davidson County, Tennessee.

Witness my hand and official seal at Mt Juliet, this 16th day of September, 2004.

My Commission Expires: 1-23-06

Notary Public

WILSON COUNTY, TENN. TITLE 24 HOUR COURT PLATS AT LARGE

File Number2408517
RETURN TO:
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122