# WARRANTY DEED

ELAINE EVERSMEYER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $73,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1ST DAY OF NOVEMBER, 2004.

Notary Public

MY COMMISSION EXPIRES: 1-2005

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Jack Case Wilson Title Associates, LLC
103 Maple Street
Smyrna, Tennessee 37167

Davidson County DEEDWARR
Recvd: 11/04/04 13:44 2pgs
Fees:13.00 Taxes:273.43
20041104-0133178

R-1813

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Tomas Tejeda | Southstar Funding, LLC | 108-07-0-B 060.00 CO |
| (NAME) | (NAME) | |
| 163 North Timber Drive | 400 Northridge Road | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37214 | Atlanta, GA 30350 | |
| (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 A. Morton and husband Jimmy Morton, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Tomas Tejeda, 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 Unit Number 60, Building F, of Timberlake Condominiums, of record in Master Deed recorded 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 the Master Deed.

BEING all of the same property conveyed to Mary A. Morton by Special Warranty Deed dated September 15, 1989 from Third National Bank in Nashville of record in Book 7939, Page 810, Register's Office for Davidson County, Tennessee.

Jimmy Morton joins in this conveyance to relinquish any right he/she may have in and to the property herein described by virtue of marriage to Mary A. Morton.

Dena Willis executes this Warranty Deed for and on behalf of Mary A. Morton and Jimmy Morton pursuant to a Power of Attorney recorded simultaneously herewith.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 163 N Timber 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 hand this 1st day of November, 2004.

Mary A. Morton

By: Mary A. Morton by Dena Willis
Dena Willis, Attorney-in-fact

Jimmy Morton

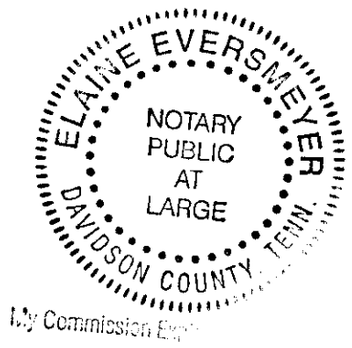
By: Jimmy Morton by Dena Willis
Dena Willis, Attorney-in-fact

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared Dena Willis, known to me or satisfactorily proven to be the person who executed the foregoing instrument in behalf of Mary A. Morton and Jimmy Morton, and acknowledged that he/she execute the same by Power of Attorney, as the free act and deed of said Mary A. Morton and Jimmy Morton. Witness my hand and Notarial Seal this 1st day of November, 2004.

Elaine Eversmeyer
Notary Public

My Commission Expires: 1-29-05




**RETURN TO:**

Jack Case Wilson Title Associates, LLC
103 Maple Street
Smyrna, Tennessee 37167