File No. 40737

WARRANTY DEED

CHARLES SHEVANT, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires 9/22/07

STATE OF TENNESSEE
COUNTY OF ROBERTSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $74,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19TH DAY OF NOVEMBER, 2004.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hallmark Title Company, 1000 Northchase Drive, Suite 100, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kristi E Timberlake	New Owner	43-2-A 238-CO
(NAME)	(NAME)	
238 Cedarwood Lane #238		
(ADDRESS)	(ADDRESS)	
Madison, TN 37115		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Davidson County DEEDWARR
Recvd: 12/08/04 09:33 2pgs
Fees:13.00 Taxes:273.80

20041208-0146148

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,

Harsharan K. Kumar, Trustee of The Harsharan K. Kumar Living Trust, established by the Revocable Trust Agreement of Harsharan K. Kumar, dated July 3, 1996, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Kristi E Timberlake,*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: *unmarried

Land lying in Davidson County, Tennessee, more particularly described as follows:

Being Unit #238, on the Plan of the Re-Subdivision of a portion of Phase II, Cedarwood Courtyard Homes, Buildings N-Z, inclusive of record in Book 5200, page 590, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Sarbjeet S. Kumar and wife Linda L. Kumar, by deed from Cedarwood Equity Corporation, recorded at Book 6409, page 715, Register's Office for said County, also being the same property conveyed to Harsharan K. Kumar by three quitclaim deeds of record in Book 8847, Page 76, Book 8847, Page 79 and Book 9225, Page 859, said Register's Office wherein Sarbjeet S. Kumar and wife, Linda L. Kumar, conveyed by each deed a one-third (1/3) undivided interest in the subject property to Harsharan K. Kumar, also being the same property conveyed to Harsharan K. Kumar, Trustee of the Harsharan K. Kumar Living Trust, established by the Revocable Trust Agreement of Harsharan K. Kumar, dated July 3, 1996, by Quitclaim deed from Harsharan K. Kumar, of record in Book 10435, page 539, Register's Office, Davidson County, Tennessee.

Declaration of Covenants, Conditions and Restrictions of record in Book 5669, page 132, book 6053, page 422, book 6119, page 402, book 6216, page 434, book 6707, page 216, book 5302, page 546, book 5495, page 661, said Register's Office.

Subject to Charter of record in Book 5307, page 226, said Register's Office.

Subject to By-Laws of record in Book 5307, page 231, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 238 Cedarwood Lane #238, Madison, TN 37115

(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.

File No. 40737

Witness my hand this 19th day of November, 2004.

Harsharan K. Kumar, Trustee

Harsharan K. Kumar, Trustee of the Harsharan K. Kumar Living Trust

STATE OF TENNESSEE

COUNTY OF ROBERTSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Harsharan K. Kumar, Trustee of the Harsharan K. Kumar Living Trust, established by the Revocable Trust Agreement o f Harsharan K. Kumar, dated July 3, 1996, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 19th day of November, 2004.

Commission expires:

My Commission Expires Sept. 22, 2007

Notary Public

ROBERT G. WATERS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN