Return to: Smith Scholar, PLLC
846 Conference Dr Ste 4
Goodlettsville TN
37072

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $75,900.00.

Faye A. Remley
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF April, 2005.

Notary Public
MY COMMISSION EXPIRES: 3/10/08
File No. G5-3494D

MICHAEL T. MOSER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Davidson County DEEDWARR
Recvd: 04/27/05 10:32 2 pgs
Fees:13.00 Taxes:280.83
20050427-0046788

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Faye A. Remley, a single woman (NAME)	SAME (NAME)	108-7-B-80 Co
207 Timberway Drive (STREET ADDRESS	(STREET ADDRESS)	
Nashville, Tennessee 37214 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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 HEREBYACKNOWLEDGED, WE, **Nanette R. Coffey, a single woman,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Faye A. Remley, a single 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:

Being Unit No. 80 of Timber Lake Condominiums 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 appurtant to said Units as set forth in Exhibit "A-1" for the 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 said unit.

Being the same property conveyed to Nanette R. Coffey, unmarried , by Deed from Jay Wall, unmarried, dated June 27, 1997, of Record in Book 10520, Page 181, Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record.
The 2004 taxes have been paid by the Grantor and have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved (XX) property, known as 207 Timberway Drive, Nashville, TN 37214.

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. Whenever 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 22nd day of April, 2005.

Nanette R. Coffey

STATE OF ~~TENNESSEE~~ South Dakota

COUNTY OF ~~Davidson~~ Minnehaha

Personally appeared before me, the undersigned , a Notary Public in and for said County and State, the within named Nanette R. Coffey, a single woman, the bargainor(s), with whom Iampersonally 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 and official seal, this ~~22nd~~ 19th day of April, 2005.

My Commission Expires: ~~My Commission Expires on August 10, 2010~~

Sarah Hovda
Notary Public

SARAH HOVDA
NOTARY PUBLIC
SOUTH DAKOTA
SEAL SEAL

STATE OF TENNESSEE

COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named _____, _____(title) for _____(corporation), with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____(title) of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 22nd day of April, 2005.

My Commission Expires:_____

_____
Notary Public

TATE OF TENNESSEE

STATE OF TENNESSEE

COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named _____, attorney-in-fact for _____, with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the attorney-in-fact of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 22nd day of April, 2005.

My Commission Expires:_____

_____
Notary Public

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.ASSOCIATES.PLLC.
P.O.BOX 663
GALLATIN, TN 37066