Please re-record to Correct Property address

State of Tennessee
County of Davidson

This actual consideration or value – whichever is greater- is $79,900.00

Affiant

Subscribed and sworn before me this the 20th day of January 2005.

Notary Public

My Commission Expires: 6/11/07

SUSAN MAGNUSON Notary Public At Large RUTHERFORD COUNTY, TN

Davidson County DEEDWARR
Recvd: 01/24/05 08:31 2 pgs
Fees:13.00 Taxes:295.63
[redacted]
20050124-0008229

WARRANTY DEED

This Instrument was Prepared by:
Service Escrow & Title, Inc.
6001 Jackson Square Blvd. #700
Lavergne, Tennessee 37086

Davidson County DEEDWARR
Recvd: 06/10/05 14:51 2 pgs
Fees:12.00 Taxes:0.00
20050610-0066883

Address of New Owner(s)
Sarah E. Evans
130 North Timber Drive
Nashville, TN 37214

Improved Property known as:
130 North Timber Dr.
Nashville, TN 37214

Send tax bills to:
NEW OWNER

RE-RECORD

Map 108-7-B Parcel 30

For and in consideration of the sum of Ten Dollars, Cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged,

JAMES ROBERTS

Hereinafter called the Grantors(s), have this day bargained and sold, and by these presents do hereby transfer and convey unto

SARAH E. EVANS, UNMARRIED

Hereinafter called the Grantee(s) their successors and assigns, a certain parcel of land together with all tenements, hereditaments and appurtenances thereto located in **DAVIDSON** County, Tennessee, more particularly described as follows:

Being Unit Number 30, Timber Lake 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 Commons Elements appurtenant to said Units, as set forth in Exhibit A-1 OF THE master Deed.

Being the same property conveyed to James Roberts by Trustee Deed from Christopher L. Palmer as Successor Trustee, of record in Book/ Instrument Number 20050113-0004893, Register's Office for Davidson County, Tennessee.

Subject to all matters of record in Plat Book 6549, page 475, amending Plat Book 5200, page 648, Register's Office for Davidson County, Tennessee.

Subject to Charter of Timber Lake Homeowner's Association, Inc., of record in Book 6546, page 947, Register's Office for Davidson County, Tennessee.

Subject to Deeds of Conveyance for Utility lines at Book 7097, page 120, and Book 7097, page 134, Register's Office for Davidson County, Tennessee.

Subject to All easement Conditions and other matters shown on the plan of record in Book 6250, page 219, and Book 3200, page 342, Register's Office for Davidson County, Tennessee.

Subject to Easement for sanitary sewers and/or drainages of record in Book 5834, page 80, and an easement for cable television of record in Book 6387, page 204, Register' s Office for County, Tennessee.

Subject to Master Deed of Timber Lake Condominiums, of record in Book 6549, page 475, Register's Office for Davidson County, Tennessee, Corrected in Book 6561, page141; Book 7153, page 617, Register's Office for Davidson County, Tennessee.

Subject to By-Laws of Timber Homeowner's Association, Inc., of record in Book 6549, page 520, Register's Office for Davidson County, Tennessee.

Subject to Restrictive Covenants contained in instrument of record in Book 6250, Page 808; in Book 6426, page 636; and in Book 6437, page 304; and Book 6467, page 165, Register' Office for Davidson County, Tennessee.

Subject to any and all easements and/or restrictions affecting this property of record in the Register' Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, estates, title and interest thereto belonging to the said Grantee(s), their successors, heirs or assigns, forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, have 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 GRANTEE(S), their successors, heirs and assigns against the lawful claims o fall persons whomsoever. Wherever used, the singular shall include the plural, the plural and singular, and use of any gender shall be applicable to all genders.

Executed this **20th day** of **January 2005.**

James Roberts

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public, in and for said County and State, **James Roberts** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence.

Witness my hand and official seal this **20th** Day of **January 2005.**

My Commission Expires:

MY COMMISSION EXPIRES: July 19, 2008

MICHELLE R. KINNEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Michelle R. Kinney
Notary Public