File No. 251000409

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $73,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF OCTOBER, 2005.

Notary Public

COMMISSION EXPIRES: (AFFIX SEAL) 12/18/05

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title
695 President Place, Suite 202
Smyrna, TN 37167

Davidson County DEEDWARR
Recvd: 10/24/05 10:56 2 pgs
Fees:13.00 Taxes:271.95
20051024-0127916

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Don M. Stentz	Don M. Stentz	108070B15000C0
(NAME)	(NAME)	
232 Timber Way Drive	2204 Riverbend Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Murfreesboro, TN 37129	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **Kimberly C. Marovic, Married**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Don M. Stentz, and Wife, Irma A. Stentz**, HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, being Unit NO 150 of Timber Lake Condominiums created under Title 66, Chapter 27, Section 101, et seq., amended, Tennessee Code Annotated and as established by a Master Deed of record in Book 6549, page 475 and by Instrument of Clarification at Book 6561, page 141, 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 said 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 such Unit.

Being the same property conveyed to Kimberly C. Marovic, Married by deed from Gerald R. Baker of record in Deed Book 11635, page 799, Register's Office for said County.

Kimberly C Marovic and Kimberly C. Mason are one and the same person

This conveyance is subject to any and all existing easements and restrictions of record.

David Marovic joins in this conveyance to convey any and all rights he may have in this property.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements 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 232 Timber Way 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 GRANTEE(S), THEIR heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 14th day of October, 2005.

David ~~Marvoic~~ Marovic

Kimberly C. ~~Marvoic~~ Marovic

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kimberly C. Marvoic, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this 14th day of October, 2005.

Commission expires:

9/22/07

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, the within named Kimberly C. Marovic, 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 David Marovic and who acknowledged that he/she executed the same as the free act and deed of the said David Marovic by virtue of that Power of Attorney, duly executed by the said David Marovic and appearing of record in Instrument No. 20051024-0127915 and/or Record Book ____, Page _____, respectively, of the Register's Office for Davidson County, Tennessee.

Witness my hand and official seal this the 14th day of October, 2005.

My Commission Expires: 9/22/07

Notary Public

PAM RUDDER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 22, 2007

File Number: 251006409
RETURN TO:
Cumberland Title
695 President Place, Suite 202
Smyrna, TN 37167