2097

File No. [redacted]0922

box 186

WARRANTY DEED

BETH TRIPLETT NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 5/23/2006

STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $84,500.00

Sarah Deuschle
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of November

Beth Triplett
Notary Public

MY COMMISSION EXPIRES: 5/23/06
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 11/29/05 14:08 2 pgs
Fees:13.00 Taxes:312.65

20051129-0143514

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title
13018 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Betty J. Pearson	Betty J. Pearson	108-07-0-B-013.00 CO
(NAME) 111 North Timber Drive	(NAME) same	
(ADDRESS) Nashville, TN 37214	(ADDRESS) same	
(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, Wender Delgado and wife, Jean M. Delgado, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Betty J. Pearson, unmarried, HEREINAFTER CALLED THE GRANTEE(S), HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Unit Number 13 Building B 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 interests in the common Elements appurtenant to said Units, as set forth in Exhibit A-1 of the Master Deed.

Being the same property conveyed to Wender Delgado and wife, Jean M. Delgado by deed from Alphonso Jackson of record in instrument # 200506060064034, Register's Office for said County.

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 111 North 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 GRANTEE(S), his/her/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), his/her/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 18th day of November, 2005.

Wender Delgado by Camille Davis
Wender Delgado, by Camille Davis, attorney-in-fact
Attorney-in-fact

Jean M. Delgado by Camille Davis
Jean M. Delgado, by Camille Davis, attorney-in-fact
Attorney-in-fact

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Camille Davis, 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 Jean M. Delgado, as her Attorney In Fact, under Power of Attorney bearing Inst. No. 20051129-0143512, Register's Office, Davidson County, Tennessee, and who acknowledged the execution of the same to be the free act and deed of Jean M. Delgado, under said Power of Attorney.

Witness my hand and official seal at Mt. Juliet, Tennessee, this 18th day of November, 2005.

My Commission Expires:

JESSICA TALBOTT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN
My Commission Expires MAY 24, 2008

Jessica Talbott
Notary Public

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Camille Davis, 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 Wender Delgado, as her Attorney In Fact, under Power of Attorney bearing Inst. No. 20051129-0143513, Register's Office, Davidson County, Tennessee, and who acknowledged the execution of the same to be the free act and deed of Wender Delgado, under said Power of Attorney.

Witness my hand and official seal at Mt. Juliet, Tennessee, this 18th day of November, 2005.

My Commission Expires:

Jessica Talbott
Notary Public

JESSICA TALBOTT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN
My Commission Expires MAY 24, 2008

File Number: 251100922
RETURN TO:
Cumberland Title
13018 Lebanon Road, Suite 100
Mt. Juliet, TN 37122