File No. 260301200

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/06/06 15:41 2 pgs
Fees:13.00 Taxes:320.05

20060406-0040008

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $86,500.00

Amy J. Brewer
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF MARCH, 2006.

Laura A Moore
Notary Public

MY COMMISSION EXPIRES: April 7 2009
(AFFIX SEAL)

Laura A. Moore
State of Tennessee Notary Public
Sumner County

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
Amy Jo Brewer	Bank of America, N.A.	108-07-0-B-023.00
(NAME)	(NAME)	
121 North Timber Drive Condominium 23B	FL9-100-02-14	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Jackonsville, Florida 32256	
(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, I,

Lois M. Volpe, unmarried,

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Amy Jo Brewer, unmarried,

HEREINAFTER CALLED THE GRANTEE(S), HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Unit No. 23, Building B, of Timber Lake Condominiums, as of record in Master Deed recorded in Book 6459, Page 475, 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 the Master Deed.

Being the same property conveyed to Lois M. Volpe by deed from Nancy Bingham, unmarried of record in Instrument number 20010709-0072637 and filed for record on July 9, 2001, Register's Office for said County.

Master Deed and By-Laws and Charter as shown of record in Deed Book 6459, Page 475 and amended in Book 7153, page 617, Register's Office for said County.

Subject to HOA dues, if applicable.

Deeds of conveyance as shown of record in Deed Book 7097, Page 120, Register's Office for said County.

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

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 121 North Timber Drive Condominium 23B, 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), HER 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), HER 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 31st day of March, 2006.

Lois M. Volpe

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Lois M. Volpe 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 31st day of March, 2006.

Commission expires: April 7 2009

Notary Public

File Number: 260301200

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

