Davidson County DEEDWARR
Recvd: 07/27/07 10:05 2 pgs
Fees:13.00 Taxes:362.60

20070727-0089256

File No. 270700468

WARRANTY DEED

Jessica Talbott State of Tennessee Notary Public Davidson Co.

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $98,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24TH DAY OF JULY, 2007.

Notary Public

MY COMMISSION EXPIRES: .
(AFFIX SEAL) 5-24-08

THIS INSTRUMENT WAS PREPARED BY
Jerry Kennon, Attorney
Cumberland Title
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Timothy R. Gayer Sr	Timothy R. Gayer Sr	
(NAME) 151 North Timber Drive	(NAME) SAME	MAP/PARCEL 108-07-0B-067.00CO
(ADDRESS) Nashville, TN 37214	(ADDRESS)	
(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, WE, Lorraine M. White-Looney and Guy Looney, wife and husband, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Timothy R. Gayer Sr, an unmarried man**, HEREINAFTER CALLED THE GRANTEE(S), HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 67, Building F, as shown on Exhibit A2 of the Master Deed of record in Plat Book 6549, Page 475 and clarified in Book 6561, Page 141, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Lorraine M. White, unmarried by deed from Heather R. Huntley, unmarried of record in Instrument No. 20050816-0097052, recorded 8/16/2005, Register's Office for said County.

The said Lorraine M. White having since married is also known as Lorraine M. White-Looney.

The said Lorraine M. White-Looney is joined in this conveyance by her husband, Guy Looney to convey any and all interest he may have in said property.

Cable Easement as shown of record in Deed Book 6587, Page 207, Deed Book 10262, Page 46 Register's Office for said County.

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

Subject to easements, restrictions and conditions, as set out in the Master Deed of record in Deed Book 6549, Page 475 and in Deed Book 6561, Page 141 in the Register's Office for Davidson County, Tennessee.

Charter of Homeowner's Association as shown of record in Book 6546, Page 947, 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 151 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 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 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 hands this 24th day of July, 2007.

Lorraine M. White-Looney

Lorraine M. White-Looney

Guy Looney

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 Lorraine M. White-Looney and Guy Looney, wife and husband, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at MT JULIET, Tennessee, this 7/24/2007.

My Commission Expires: 5-24-08

Jessica Talbott

Notary Public

Jessica Talbott State of Tennessee Notary Public Davidson Co.

File Number: 270700468

RETURN TO:

Cumberland Title

13026 Lebanon Road, Suite 100

Mt. Juliet, TN 37122