(3)

WARRANTY DEED

GEORGETTE R. KENNEDY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $99,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF OCTOBER, 2007.

Notary Public

MY COMMISSION EXPIRES: 9-19-09

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Riney Title & Escrow, LLC, 5300 Maryland Way, Suite 101, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Danielle K. Schnell	New Owner	108-7B-88CO
(NAME)	(NAME)	
310 Timberway Circle		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Carol A. Smith, unmarried and Rebecca A. Evans, and husband Kyle M. Evans,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Danielle K. Schnell,

HEREINAFTER CALLED THE GRANTEES, 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, State of Tennessee, Being Unit No. 88 of Timber Lake Condominiums created under Title 66, Chapter 27, Section 101, et seq., as amended, Tennessee Code Annotated and as established by a Master Deed of record in Book 6549, page 475, and in Instrument of Clarification in 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 Timberlake 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 Carol A. Smith, unmarried and Rebecca A. Evans and husband, Kyle M. Evans by Quitclaim Deed from Carol A. Smith, unmarried, dated October 6, 2004, of record in Instrument Number 20041012-0123111 Register's Office for Davidson County, Tennessee.

This instrument is executed on behalf of Carl A. Smith and Rebecca A. Evans by Kyle M. Evans as Attorney in Fact pursuant to a Power of Attorney being recorded concurrently herewith. The affidavits of said Attorney in Fact is attached as "Exhibit A" and "Exhibit B" to or on this instrument and incorporated herein by reference.

This property is conveyed subject to: (1) Taxes which have been prorated and assumed by the Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 310 Timberway Circle, 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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 our hands this 26th day of October, 2007.

Kyle M. Evans

Carol A. Smith by Kyle M. Evans ATTY IN FACT
Carol A. Smith by Attorney in Fact Kyle M. Evans

Rebecca A. Evans by Kyle M. Evans ATTY IN FACT
Rebecca A. Evans by Attorney in Fact Kyle M. Evans

Davidson County DEEDWARR
Recvd: 10/30/07 10:48 2 pgs
Fees:13.00 Taxes:366.30

20071030-0127773

STATE OF TENNESSEE

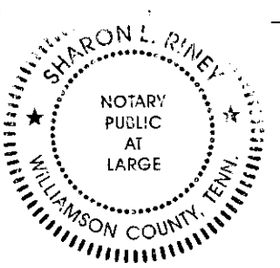
COUNTY OF WILLIAMSON

I hereby certify that on this 26th day of October, 2007, before me, a Notary Public in and for the State and County aforesaid, personally appeared Kyle M. Evans, known to me or satisfactorily proven to be the person(s) whose name(s) are subscribed to the within instrument and acknowledge that they executed the same for the purpose therein contained. Witness my hand and official seal at Brentwood, Tennessee this 26th day of October, 2007.

Commission expires: 5-14-2011

Sharon L. Riney

Notary Public



STATE OF TENNESSEE

COUNTY OF WILLIAMSON

On this 26th day of October, 2007, before me personally appeared Kyle M. Evans, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Carol A. Smith and Rebecca A. Evans, as their attorney in fact and acknowledged that he executed the same as the free act and deed of said Carol A. Smith and Rebecca A. Evans.

Commission expires: 5-14-2011

Sharon L. Riney

Notary Public

