File No. 280500967

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/13/08 14:11 2 pgs
Fees:13.00 Taxes:351.50
20080613-0061262

STATE OF TENNESSSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $95,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12TH DAY OF JUNE, 2008.

Notary Public

MY COMMISSION EXPIRES: August 9, 2[illegible]

(AFFIX SEAL)

S. RANEE POLIS NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF SUMNER

THIS INSTRUMENT WAS PREPARED BY
David W. Poore, Attorney
Southern Title Services
1517 Hunt Club Blvd., Suite 100
Gallatin, TN 37066

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brian K. Downey	Suntrust Mortgage, Inc.	108-07-0B-105.00CO
(NAME)	(NAME)	
344 Timberway Circle	1001 Semmes Avenue	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37214	Richmond, VA 23224	
(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, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Dianeta Jaupi and husband, Stfan A. Jaupi,** hereinafter called the grantors, have bargained and sold, and by these presents do transfer and convey unto **Brian K. Downey, an unmarried man,** hereinafter called the grantee, his heirs and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Certain interest in land in Davidson County, Tennessee, being Unit No. 105-I of Timber Lake Condominiums created under Title 66, Chapter 27, Section 101, et. seq. as amended, Tennessee Code Annotated, and established by Master Deed of record in Book 6549, 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 said Master Deed. Reference is hereby made to the plat of Timberlake Condominium 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 Dianeta Jaupi, Married by Deed dated December 12, 2006 from Alphonso Jackson, Secretary for Secretary of Housing and Urban Development of record in Instrument No. 20061214-0154364, Register's Office for said County.

This conveyance is made subject to the following: easements, restrictions and conditions, as set out in the Master Deed of record Deed Book 6549, Page 475 and Deed Book 6561, Page 141 ; Cable Easement as shown of record in Deed Book 6587, Page 204 and Book 10262, Page 46; Water Easement as shown of record in Deed Book 7097, Page 120; Sewer Easement as shown of record in Deed Book 7097, Page 154; HOA Charter of Homeowner's Association as shown of record in Book 6546, Page 947; Appointment of Successor Trustee for HOA of record in Book 8504, Page 609, all of the Register's Office for Davidson County, Tennessee.

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 344 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 GRANTEE, his heirs and assigns forever; and we do covenant with the said GRANTEE 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, 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 12th day of June, 2008.

Dianeta Jaupi

Dianeta Jaupi

Stefan Jaupi

Stefan A. Jaupi

STATE OF TENNESSSEE

COUNTY OF SUMNER

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

Witness my hand at office this 12th day of June, 2008.

Commission expires: August 9, 2010

S. Ranee Polis

S. Ranee Polis Notary Public

S. RANEE POLIS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

File Number: 280500967

RETURN TO:

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