File No. 280700828

WARRANTY DEED

Marlay Alsup
State of Tennessee Notary Public
Wilson County

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $91,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22ND DAY OF AUGUST, 2008.

Notary Public

MY COMMISSION EXPIRES: 5/14/2011
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title
Sidwell, Barrett, & Welch, PC
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David Hillman	JPMorgan Chase Bank, N.A.	Map 108-07-0B-131.00
(NAME) 223 Timberway Drive Condominium 131-T	(NAME) 5409 Maryland Way, Suite 202	
(ADDRESS) Nashville, TN 37214	(ADDRESS) Brentwood, TN 37027	
(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, Miguel A. Salas, married, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto David Hillman, 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:

*unmarried

Being Unit No. 131, Timber Lake Condominiums, as shown on the Exhibit to the Master Deed of record in Book 6549, Page 475 and 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 Miguel A. Salas, married by Deed dated January 31, 1997 from Patrick E. More and wife, Karen S. Moore of record in Deed Book 10338, page 52, Register's Office for said County.

This property is not a marital property and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

Subject to all matters as set forth on the plat of record in Plat Book 6549, Page 475 and Book 6561, Page 141, Register's Office of said County.

Subject to 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 Book 7097, Page 154; Master Deed for Timber Lake Condominium as shown in Book 6549, Page 475 and Book 6561, Page 141; Charter of Homeowner's Association as shown of record in Book 6546, Page 947 and Appointment of Successor Trustee for HOA/Master Deed as shown in Book 8504, Page 609, 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 223 Timberway Drive Condominium 131-T, 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.

Davidson County DEEDWARR
Recvd: 08/26/08 12:42 3 pgs
Fees:18.00 Taxes:336.70
20080826-0087648

Witness my/our hands this 22nd day of August, 2008.

Miguel A. Salas

STATE OF WA
COUNTY OF KING

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Miguel A. Salas 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 22nd day of August, 2008.

Commission expires: 4/13/2012

Notary Public

File Number: 280700828
RETURN TO:
Cumberland Title
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

C R CAMPBELL
COMM. EXP.
NOTARY
PUBLIC
APRIL 13, 2012
STATE OF WASHINGTON

CERTIFICATE OF AUTHENTICITY

I, Mandy Alsup, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Attorney or Custodian

Cumberland Title

STATE OF TENNESSEE

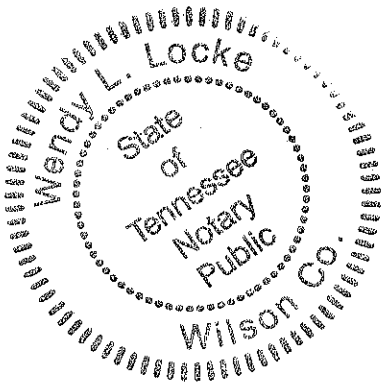
COUNTY OF Wilson

Personally appeared before me, Wendy Locke, a notary public for this county and state Mandy Alsup, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

(SEAL)

My Commission Expires: 6-27-2011



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