File No. 290800574

WARRANTY DEED

Jamie Perry
State of Tennessee Notary Public
Wilson Co.

STATE OF TN
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $77,000.00

Eric T. Paslay
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24TH DAY OF SEPTEMBER, 2009.

Notary Public

MY COMMISSION EXPIRES: 6-5-12
(AFFIX SEAL)

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

Davidson County DEEDWARR
Recvd: 10/08/09 08:13 3 pgs
Fees:18.00 Taxes:284.90
20091008-0093540

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Eric T. Paslay	SunTrust Mortgage	108070B06000CO
(NAME)	(NAME)	
163 N. Timber Drive	401 Commerce Street	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Nashville, TN 37219	
(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, Kim Ray, unmarried, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto Eric T. Paslay and David H. Paslay, Married nad Donna L. Paslay, Married , hereinafter called the grantee(s), 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, Tennessee, being Unit No. 60, Building F as shown on the Plan of Timberlake Condominiums, of record in Master Deed recorded in Book 6549, page 475; clarified in Book 6561, Page 141; corrected in Book 7153, Page 617; as amended in Book 8504, Page 609, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the Common Elements appurtenant to said units as set forth in Exhibit "A-1" of the Master Deed, reference to which is hereby made for a more complete and detailed description.

Being the same property conveyed to Kim Ray by Special Warranty Deed dated March 9, 2007 from JP Morgan Chase Bank, as Trustee of record in Instrument 20070313-0030628; corrected by Scrivener's Affidavit of Preparation of Warranty Deed of record in Instrument 20070814-0096961, Register's Office for said County.

Subject to that Cable Easement as shown of record in Deed Book 10262, Page 46 and Book 6587, Page 204; Sewer Line easement as shown of record in Book 7097, Page 154; Water Line easement as shown of record in Book 7097, Page 120; , Register's Office for said County.

Master Deed and By-Laws as shown of record in Book 6549, Page 475; Amendment of Master Deed as shown of record in Book 8504, Page 609 and Book 6561, Page 141, Register's Office for said County.

Subject to all matters as set forth on the boundary plat of record in Plat Book 6250, Page 219, Register's Office of said County.

Charter of Homeowner's Association as shown of record in Book 6546, Page 947, 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 163 N. 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), THEIR 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), 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 my/our hands this 24th day of September, 2009.

Kim Ray

Kim Ray

STATE OF TN

COUNTY OF WILSON

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Kim Ray 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 24th day of September, 2009.

Commission expires: 6-5-12

Kimie Perry State of Tennessee Notary Public Wilson Co.

Notary Public

File Number: 290800574

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

Certificate of Authenticity

I, Kimie Perry, 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.

Kimie Perry
Signature

State of Tennessee

County of Wilson

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

Mandy Alsup
Notary's Signature

My Commission Expires: 5-14-2011.

Notary's Seal (If on paper)

