File No. 29[illegible]00490

WARRANTY DEED

Record + Return To:
Foundation Title + Escrow
30 Burton Hills Blvd
#175
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $186,000.00

Kelli Sally
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22ND DAY OF OCTOBER, 2009.

Melissa J. Butchko-Turecki
Notary Public

MY COMMISSION EXPIRES: ~~September 17, 2011~~. 9-15-10
(AFFIX SEAL)

MELISSA J. BUTCHKO-TURECKI
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Comm. Expires September 15, 2010

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
Michael Torres	Same	Map 172-12-0B
(NAME)	(NAME)	Parcel 152.00 CO
305 Roundhill Cove		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(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, **Steven P. Timmons and Susan E. Timmons, husband and wife,** hereinafter called the grantors, have bargained and sold, and by these presents do transfer and convey unto **Michael Torres 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:

Land in Davidson County, Tennessee, being Lot No. 407 on the Plan of Bradford Hills, Section Eight, of record in Plat Book 7900, Pages 387 & 388, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Steven P. Timmons and Susan E. Timmons, husband and wife, by deed from Alberta Ohlson, unmarried, of record in Instrument 20020605-0068502, dated May 24, 2002 and filed for record on June 5, 2002, Register's Office for Davidson County, Tennessee.

This property is subject to: Davidson County Taxes for the year 2010 and subsequent years; Restrictions of record in Book 8069, Page 170, and Book 8634, Page 799; By-Laws of record in Book 8071, Page 531; Charter of Bradford Hills Homeowners Association of record in Book 8071, Page 520; Quitclaim Deed to the Homeowner's Association of record in Book 9779, Page 672; Water line Easement of record in Book 8377, Page 769; Sewer line Easement of record in Book 8377, Page 808; Sanitary Sewer and/or Storm Drainage Easement of record in Book 10316, Page 622; All matters as set forth per Plat Book 7900, Page 6, and Plat Book 7900, Pages 387-388; all in 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 305 Roundhill Cove, Nashville, TN 37211
(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 w 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.

BILL GARRETT, Davidson County
Trans:T20090075521 DEEDWARR
Recvd: 11/05/09 10:56 2 pgs
Fees:13.00 Taxes:666.00
20091105-0102350

Witness our hands this 22nd day of October, 2009.

Steven P. Timmons

Susan E. Timmons

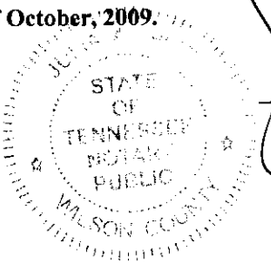
STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Steven P. Timmons and Susan E. Timmons, 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 at office this 22nd day of October, 2009.

Commission expires: September 17, 2011



Julia A. Hatt — Notary Public

(seal)

File Number: 290900490

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