WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20090079039 DEEDWARR
Recvd: 11/20/09 09:33 2 pgs
Fees:13.00 Taxes:329.30
20091120-0106969

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $89,000.00

Affiant

TAHIRA J. PYSZKA NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY
MY COMMISSION EXPIRES JULY 29, 2013

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 12TH DAY OF NOVEMBER, 2009.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3325 Aspen Grove Drive, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mary E. Halstead	BAC Home Loans Serv.	
(NAME)	(NAME)	
244 Timberway Drive Unit 144-R	P.O. Box 660694	176-01-0-059.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Dallas TX 75266	
(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, Howard Brett Hait, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Mary E. Halstead, an unmarried woman, 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:

Being Unit No. 144 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 by instrument of Clarification at 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 Timber Lake Condominiums, as set forth in Exhibit "A-2", of said Master Deed for a more complete identification and description of said lot.

Being the same property conveyed to Howard Brett Hait, by Warranty Deed dated June 29, 2007 from Matthew W. Holt and wife Christy R. Holt of record in Instrument No. 20070706-0080492, Register's Office for Davidson County, Tennessee.

This instrument is executed on behalf of Howard Brett Hait by Tara DeSelms as his Attorney-In-Fact pursuant to recorded Power of Attorney of record in Instrument No. 200911200106968, in The Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☒
This is improved ☐ property, known as 244 Timberway 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 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 my hand this 12th day of November, 2009.

Howard Brett Hait by Tara DeSelms as his ATTY in fact

Howard Brett Hait
By Tara DeSelms as His Attorney-In-Fact

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

On this 12 of November, 2009 before me personally appeared Tara DeSelms, the person who executed the foregoing instrument on behalf of Howard Brett Hait, and acknowledged that she executed the same as the free act and deed of the said Howard Brett Hait, through Power of Attorney granted tara DeSelms by the said Howard Brett Hait.

Witness my hand and official seal at Franklin, Tennessee this 12th day of November, 2009.

Commission expires: 3/20/2010

Beth Frankel Notary Public My Comm. Exp 03/20/2010 State of TENNESSEE Davidson County

Notary Public