Warranty Deed

BILL GARRETT, Davidson County
Trans:T20100011824 DEEDWARR
Recvd: 03/01/10 11:05 2 pgs
Fees:13.00 Taxes:332.63
20100301-0015276

STATE OF TENNESSEE
COUNTY OF Sumner

The actual consideration or value, whichever is greater, for this transfer is $89,900.00.

Affiant

Subscribed and sworn to before me, this the 19th day of February, 2010.

Notary Public

My commission expires: 2/28/12

REBECCA CAMPBELL NOTARY PUBLIC AT LARGE SUMNER COUNTY TENNESSEE MY COMMISSION EXPIRES

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
212 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Brittany M. Hall	PrimLending	Map: 108-07-B
307 Timberway Circle	1811 Preston Rd. Ste 900	Parcel: 116.00C0
Nashville, TN 37214	Dallas, TX 75252	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **ANGELA M. GIBSON, UNMARRIED**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BRITTANY M. HALL, A SINGLE WOMAN**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain condominium located in Davidson County, Tennessee, being Unit No. 116G of Timber Lake Condominiums, a Condominium Development established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing Timber Lake Condominiums of record in Book 6549, page 475, Instrument of Clarification in Book 6561, page 141, and corrected in Book 7153, page 617, Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and buildings thereof, said Unit being depicted on Exhibit "A-2" of said Master Deed, together with a percentage interest in the common elements and voting percentage as set forth in Exhibit "A-1" to said Master Deed.

Being the same property conveyed to Angela M. Gibson by deed from Arthur S. Thorsen, III, an unmarried man of record in Instrument 200509020105692, Register's Office for Davidson County, Tennessee, dated August 26, 2005.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 307 Timberway Circle, Nashville, TN 37214.

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/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 19th day of February, 2010.

Angela M. Gibson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Angela M. Gibson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 19th day of February, 2010.

Notary Public

My Commission Expires: November 22, 2010