| THIS INSTRUMENT PREPARED BY: | STATE OF TENNESSEE, COUNTY OF DAVIDSON: |
|---|---|
| **Mudter Morgan, Patterson & Akins**<br>**Attorneys-at-Law**<br>**2000 Richard Jones Road**<br>**Suite 110**<br>**Nashville, Tennessee 37215**<br>**FTEC File No. 29438-03-2010**<br><br>**Record & Return To:**<br>**First Title and Escrow Company, Inc.**<br>**2000 Richard Jones Road, Suite 110**<br>**Nashville, TN 37215**<br>File Box 9B | The actual consideration or value, whichever is greater, for this transfer is: $90,000.00.<br><br>Affiant<br><br>Subscribed and sworn to before me this 27th day of April, 2010.<br><br>Notary Public<br><br>My Commission Expires: |

BETH M. BROCK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TENN.

My Commission Expires FEB. 19, 2013

# WARRANTY DEED

| Address New Owner: | Send Tax Bills To: | Tax Information: |
|---|---|---|
| Amanda Bennett<br>342 Timberway Circle<br>Nashville, TN 37214 | FIRSTBANK<br>2021 HAMILTON PLACE #A<br>CHATTANOOGA, TN 37421 | Map and Parcel No.:<br>108070B10400CO |

**FOR AND IN CONSIDERATION** of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Jocelyn Robertson Ernst*** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Amanda Bennett, an unmarried**** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

*ERNST, MARRIED
**AN UNMARRIED WOMAN

This is improved property located at 342 Timberway Circle, Nashville, TN 37214

**TO HAVE AND TO HOLD** said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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

SUBJECT PROPERTY IS NOT MARITAL RESIDENCE.

**IN WITNESS WHEREOF**, Grantor has executed this instrument on the 27th day of April, 2010.

Jocelyn Robertson Ernst

Jocelyn Robertson Ernst

STATE OF Kansas, COUNTY OF Johnson SS.: 488 96 3540

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Jocelyn Robertson Ernst**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 27th day of April, 2010.

Notary Public

My Commission Expires: 04-27-12

JERRI M. CARMACK NOTARY PUBLIC STATE OF KANSAS My Appt. Exp. 04-27-12

BILL GARRETT, Davidson County
Trans:T20100025681 DEEDWARR
Recvd: 04/29/10 14:17 2 pgs
Fees:13.00 Taxes:333.00

20100429-0032712

# EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 104-I, together with the appurtenant interest in the common elements of Timber Lake Condominiums, a horizontal property regime established by Master Deed, of record in Book 6549, page 475, clarified in Book 6561, page 141 and corrected in Book 7153, page 617, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit A-2 to the aforementioned Master Deed.

Being the same property conveyed to Jocelyn Robertson, unmarried by deed dated March 30, 2005 from Billy W. Brown, an unmarried man, of record in Instrument No. 20050418-0042961, Register's Office for Davidson County, Tennessee. Jocelyn Robertson having married and now being known as Jocelyn Robertson-Ernst.

This conveyance is made subject to:

1. 2010 County Taxes which have been prorated by the parties and assumed by the Grantee.
2. Charter of Incorporation of Timber Lake Condominium Association, Inc. of record in Book 6546, page 947, Register's Office for Davidson County, Tennessee.
3. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed (and By-Laws) for Timber Lake Condominium, of record in Book 6549, page 475, clarified in Book 6561, page 141 and corrected in Book 7153, page 617, Register's Office for Davidson County, Tennessee. Appointment of Successor Trustee recorded in Book 8504, page 609, said Register's Office.
4. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
5. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 5856, page 80, Register's Office for Davidson County, Tennessee.
6. All matters appearing on the Plan of record as Book 6250, page 219, Register's Office for Davidson County, Tennessee.
7. Easement for television cable of record in Book 6587, page 204, Register's Office for Davidson County, Tennessee.
8. Easement and right of way Agreement recorded in Book 10262, page 46, Register's Office for Davidson County, Tennessee.