File No. 100496

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20100041026 DEEDWARR
Recvd: 07/06/10 08:16 2 pgs
Fees:13.00 Taxes:277.50

20100706-0052450

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $75,000.00

Lydia June Calhoun
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF JUNE, 2010.

Brenda Shelby
Notary Public

MY COMMISSION EXPIRES: 9-19-11
(AFFIX SEAL)

BRENDA SHELBY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

THIS INSTRUMENT PREPARED BY:
Hallmark Title Company
100 Bluegrass Commons Boulevard, Suite 115, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kenneth L. Kaiman	Athena Millas Kaiman	108-7B-16CO
(NAME)	(NAME)	
112 N Timber Drive	7441 Center Bay Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	North Bay Village, FL 33141	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, Lydia June Calhoun, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Kenneth L. Kaiman and wife, Athena Millas Kaiman, 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:

Land in Davidson County, Tennessee, being Unit Number 16, Building B, of Timberlake Condominium, of record in Master Deed Recorded in Book 6549, page 475, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Grounds appurtenant to said Unit, as set forth in Exhibit A-1 of the Master Deed.

Being the same property conveyed to Leo T. Ladd, unmarried by deed from Pamela Love Pulk and Teresa Love Cathy dated February 27, 1998 and recorded on March 4, 1998 in Book 10820, Page 942, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Leo T. Ladd, unmarried and Barry Alan Ladd, unmarried by quitclaim deed from Leo T. Ladd dated March 15, 2002, recorded on March 25, 2002 in Instrument No: 20020325-0035999, Register's Office for Davidson County, Tennessee. Leo T. Ladd died on April 24, 2003 leaving Barry Alan Ladd as the surviving tenant in common.

Being the same property conveyed to Lydia June Calhoun by deed from Barry Alan Ladd (Berry Alan Ladd as incorrect stated on quitclaim deed) dated December 29, 2005 and recorded on December 30, 2005 in Instrument No: 20051230-0156914, Register's Office, Davidson County, Tennessee.

Master Deed of record in Book 6549, page 475, and in Book 6549, Page 520, and in Book 6561, Page 141, said Register's Office.

Subject to an easement of record in Book 7097, Page 120, and in Book 7097, Page 154, and in Book 5856, Page 80 and in Book 6587, page 204, said Register's Office.

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unimproved ☐

This is improved ☒ property, known as 112 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 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 30th day of June, 2010.

Lydia June Calhoun

Lydia June Calhoun

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Lydia June Calhoun, the bargainor(s), 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 and official seal this 30th day of June, 2010.

Commission expires: 2-28-12

Notary Public

JANET L. ADAMS NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE