File No. 210040000

KIMBERLY D. HICKS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

WARRANTY DEED

STATE OF TN
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 82,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF July 2010.

Notary Public

MY COMMISSION EXPIRES: 4-12-14
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C.
5107 Maryland Way
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Nationwide Mutual Insurance Company (NAME)	Nationwide Mutual Insurance Company (NAME)	108070B12700
402 South Timber	One Nationwide Plaza	
(ADDRESS) Nashville, TN 37214	(ADDRESS) Columbus, OH 43215	
(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(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, , Arthur D. Alston, a married man hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto Nationwide Mutual Insurance Company, hereinafter called the grantee(s), 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 No. 127 as shown on the plan of Timber Lake Condominiums, filed as Exhibit A-2 to, and established by, the Master Deed of record in Book 6549, Page 475 and as clarified by Book 6561, Page 141, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit as set forth in said Master Deed, reference to which is hereby made for a more complete and detailed description.

Being the same property conveyed to Arthur D. Alston, unmarried, by Deed from Shannon D. Long Tucker and husband, Jeffrey B. Tucker, of record in Instrument 20040528-0063121, dated May 20, 2004 and filed for record on May 28, 2004, Register's Office for Davidson County, Tennessee.

County of Davidson Taxes for the year 2010 and subsequent years, a lien not yet ascertainable, due or payable. Tax Parcel Identification No. 108070B12700CO.

All matters as set forth per Plat Book 6250, Page 219, said Register's Office.

Master Deed and By-Laws filed for record in Book 6549, Page 475, said Register's Office.

Amended Master Deed by Instrument of Clarification of record in Book 6561, Page 141, said Register's Office.

Appointment of Successor Trustee of record in Book 8504, Page 609, said Register's Office.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage Easement of record in Book 5856, Page 80, said Register's Office.

Easement for Television Cable of record in Book 6587, Page 204, said Register's Office.

Deed of Conveyance of record in Book 7097, Page 120, said Register's Office.

Deed of Conveyance of record in Book 7097, Page 154, said Register's Office.

Easement and Right of Entry Agreement of record in Book 10262, Page 46, said Register's Office.

Charter of Timber Lake Condominium Association, Inc. of record in Book 6546, Page 947, said Register's Office.

BILL GARRETT, Davidson County
Trans:T20100041166 DEEDWARR
Recvd: 07/06/10 10:57 2 pgs
Fees:13.00 Taxes:303.40

20100706-0052642

KH

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 402 South Timber, 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 GRANTEE(S), heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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(S), 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/our hands this 14 day of June, 2010.

Arthur D. Alston

Shavonne R Alston
*Shavonne Alston

*SHAVONNE ALSTON WIFE OF ARTHUR D. ALSTON, JOINS IN THIS INSTRUMENT TO CONVEY ANY AND ALL INTEREST SHE HAS IN SAID PROPERTY.

STATE OF TN

COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Arthur D. Alston, with whom I am personally acquainted, and who acknowledged the execution of the within instrument for the purpose therein contained on this 14 day of June, 2010.

Witness my hand at office this 14 day of June, 2010.

Commission expires:

Blair Wyatt
Notary Public

BLAIR WYATT NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

My Commission Expires MAY 2, 2011

STATE OF

COUNTY OF

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Shavonne Alston, with whom I am personally acquainted, and who acknowledged the execution of the within instrument for the purpose therein contained on this 14 day of June, 2010.

Witness my hand at office this 14 day of June, 2010.

Commission expires:

Blair Wyatt
Notary Public

BLAIR WYATT NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

My Commission Expires MAY 2, 2011

File Number: 210040000

RETURN TO:
Sidwell Title
5107 Maryland Way
Brentwood, TN 37027