File No. 210090133

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $66,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 3RD DAY OF NOVEMBER, 2010.

Notary Public

MY COMMISSION EXPIRES 10/3/12
(AFFIX SEAL)

Rebecca A. Dohoda Notary Public State of Tennessee Rutherford County

BILL GARRETT, Davidson County
Trans:T20100070382 DEEDWARR
Recvd: 11/05/10 09:30 2 pgs
Fees:13.00 Taxes:244.20
20101105-0088803

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett, & Welch, PC
Southern Title Services
1535 W. Northfield Blvd., Suite 16
Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Carolina Del Carmen Serrano Hernandez	same as owner	108070B09400
(NAME) 322 Timberway Circle	(NAME) 3113 Chambley Court	
(ADDRESS) Nashville, TN 37214	(ADDRESS) Hermitage TN. 37076	
(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, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **David F. Walker and wife, Casey L. Walker**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Carolina Del Carmen Serrano Hernandez**, hereinafter called the Grantee, her 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. 94-J, 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 clarified in 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, to which reference is hereby made for a more complete and accurate description of said Unit.

Being the same property conveyed to DAVID F. WALKER AND WIFE, CASEY L. WALKER by Deed from CYNTHIA AUTRY, dated and filed for record on 08/12/2008 in Instrument No. 20080812-0083031, Register's Office for DAVIDSON County, Tennessee.

This conveyance is subject to the following:
All matters as set forth per Plat Book 6250, Page 219;Master Deed and By-Laws filed for record in Book 6549, Page 475, said Register's Office. Said Master Deed was clarified by Instrument of Clarification of record in Book 6561, Page 141;Easement for Television Cable of record in Book 6587, Page 204;Deed of Conveyance of record in Book 7097, Page 120, and Book 7097, Page 154;Easement and Right of Entry Agreement of record in Book 10262, Page 46;Charter of Homeowner's Association as shown of record in Book 6546, Page 947, Register's Office for said County.

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 322 Timberway Circle, 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, her heirs and assigns forever; and we do covenant with the said GRANTEE 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, her 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 our hands this 3rd day of November, 2010.

David F. Walker

Casey L. Walker By: Amber Bringier, attorney-in-fact

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named David F. Walker, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that he executed the within instrument for the purposes therein contained.

Witness my hand at office this 3rd day of November, 2010.

Commission expires: 6/3/12

Rebecca A. Dohoda
State of Tennessee Notary Public
Rutherford County

Notary Public

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

On this 3rd day of November, 2010, before me personally appeared Amber Bringier, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she is the attorney-in-fact of Casey L. Walker, and is authorized by her, and does hereby acknowledge the execution of this instrument on her behalf, by virtue of an instrument of record in Instrument No. 20101105-0088802, Register's Office of Davidson County, Tennessee.

Witness my hand at office this 3rd day of November, 2010.

Commission expires: 6/3/12

Rebecca A. Dohoda
State of Tennessee Notary Public
Rutherford County

Notary Public

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RETURN TO:
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