03

Realty Title

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
3817 Bedford Avenue
Suite 140
Nashville, Tennessee 37215

CRT File No. 11040315

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is geater, for this transfer is: $4,000.00.

Rachelle Caudell
Affiant

Subscribed and sworn to before me, this5th day of May, 2011.

DIANE K. MANN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 12-11-2013

Diane K Mann
Notary Public
My Commission Expires:

BILL GARRETT, Davidson County
Trans: T20110027900 DEEDWARR
Recvd: 05/10/11 13:44 2 pgs
Fees: 13.00 Taxes: 347.80
20110510-0035908

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
David A. Turner 221 Timberway Drive Nashville TN 37214	**PEOPLES HOME EQUITY, INC.** **213 WARD CIRCLE, #201** **BRENTWOOD, TN 37027**	Tax Parcel ID No. 108070B13000CO

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, **Stacey Dion, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **David A. Turner**, ("Grantees"), his successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit 130, TIMBER LAKE CONDOMINIUMS, as established under Master Deed of record in Book 6549, Page 475, as clarified in Book 6561, Page 141,*in the Register's Office, Davidson County, Tennessee, to which master deed reference is hereby made for a more particular description of said unit. ***AND BOOK 7153, PAGE 617**

Being the same property conveyed to Stacey Dion, unmarried by Warranty Deed from James F. Leek and wife, Doris J. Leek, recorded on the 15th day of April, 1999 in Book 11433, Page 683, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2011 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of TIMBER LAKE, as recorded in Plat Book 6250, Page(s) 219.

Terms and provisions of by-Laws recorded in Book 6549, Page 520.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing TIMBER LAKE Condominiums of record in Book 6549, Page 475 , as amended by instrument(s) of record in Book 6561, Page 141 and Book 7153, Page 617; also subject to easements, rights and interests 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 building thereon.

Charter of Timber Lake Homeowner's Association, Inc. recorded in Book 6546, Page 947.

Easement for Sewer and/or Storm Drainage, recorded in Book 5856, Page 80.

Easement for Cable Television, recorded in Book 6587, Page 204.

Deed to Metro for Sewer recorded in Book 7097, Page 154.

Deed to Metro for Water Main recorded in Book 7097, Page 120.

Easement and Right of Entry Agreement recorded in Book 10262, Page 46.

This is improved property located at 221 Timberway Drive Nashville TN 37214.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, 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 for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 5th day of May, 2011.

Stacey Dion

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Stacey Dion, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 5th day of May, 2011.

Notary Public

My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires September 9, 2014