Davidson County DEEDWARR
Recvd: 05/17/12 09:46 2 pgs
Fees:13.00 Taxes:601.25
20120517-0042698

THIS INSTRUMENT PREPARED BY:
CHAFFIN & BURNSED, PLLC
THE FRIDRICH BUILDING, FIRST FLOOR
2909 POSTON AVENUE
NASHVILLE, TN 37203
(615) 460-7478

WARRANTY DEED

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $162,500.00

Theresa Bradley
Affiant

MICHAEL CLEMONS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Subscribed and sworn to before me as of the 9th day of May, 2012.

Michael Clemons
Notary Public

My Commission Expires: MY COMMISSION EXPIRES: November 3, 2015

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP – PARCEL #
Elmer Dell Timmons 3437 White Pine Drive Nashville, TN 37214	SAME	108-04-0B-008.CO

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named "Grantee," and other good and valuable consideration, the receipt and sufficiency all of which is hereby acknowledged, **DENISE R. AUGUSTINE,** an unmarried woman, hereinafter referred to as "Grantor," has bargained and sold, and by these presents does transfer and convey unto **ELMER DELL TIMMONS,** an unmarried man, his heirs and/or assigns, hereinafter referred to as "Grantee," a certain tract or parcel of land in Sumner County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 8 on the Plan of Final Plat of White Pine Estates of record in Plat at Instrument No. 20000413-0069319, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Denise R. Augustine, unmarried, by Warranty Deed from Denver A. Hamilton and wife, Laurel D. Hamilton, F.K.A. Laurel Dane Baldwin of record at Instrument No. 20050411-039893, Register's Office for Davidson County, Tennessee, dated March 31, 2005.

This is improved property knows as: 3437 White Pine Drive, Nashville, TN 37214

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said "Grantee," her heirs and/or assigns forever; and "Grantor" does covenant with the said "Grantee" that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as stated herein as follows:

1. Taxes for the year 2012 a lien, not yet due and payable.

2. Subject to all matters shown on the Plan of record as Instrument Number 20000413-0069319, Register's Office of Davidson County, Tennessee.

3. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20010105-0001925, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

4. Easement of record in Instrument Number 20031014-0152032, in the Register's Office for Davidson County, Tennessee.

5. Deed to White Pine Estates Homeowners Association of record in Instrument Number 20010123-0007118, in the Register's Office for Davidson County, Tennessee. Subject to rights of others in and to the common areas and/or elements.

Grantor further covenants and binds herself, her heirs and representatives to warrant and forever defend the title to said real estate to said Grantee, his heirs and/or assigns, against the lawful claims of all persons whatsoever.

IN WITNESS WHEREOF, the "Grantor" has caused her name to be affixed hereto as of the 9th day of May, 2012.

Denise R. Augustine
DENISE R. AUGUSTINE

BY: Tanya Renee Johnson
TANYA RENEE JOHNSON
ATTORNEY-IN-FACT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a notary public in and for said County and State, **TANYA RENEE JOHNSON** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Attorney-In-Fact for Denise R. Augustine, and that she as such Attorney-In-Fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of Denise R. Augustine, the Grantor herein, by the said Tanya Renee Johnson, as Attorney-In-Fact.

20120517-0042697

Witness my hand and official seal in Nashville, Tennessee, this 9th day of May, 2012.

Theresa K. Bradley
Notary Public

THERESA K. BRADLEY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 5/19/14

CERTIFICATE OF AUTHENTICITY

I, Theresa Bradley, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Theresa Bradley

Personally appeared before me, Michael Clemons, a notary public for this county and state, Theresa Bradley, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Michael Clemons
Notary Public

Commission expires:

MICHAEL CLEMONS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

MY COMMISSION EXPIRES: November 3, 2015