WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130056657 DEEDWARR
Recvd: 07/03/13 10:27 2 pgs
Fees:13.00 Taxes:299.70

20130703-0068769

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $81,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of June, 2013.

KIMIE PERRY
STATE OF TENNESSEE NOTARY
COUNTY OF WILSON

Notary Public

MY COMMISSION EXPIRES: 5-3-16

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Peter Michael Heavern	Peter Michael Heavern	108070B02300C0
(NAME)	(NAME)	
121 N Timber Drive, 23	121 N Timber Drive, 23	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Nashville, TN 37214	
(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, we, **Michael S. Walker and wife, Amy Jo Walker**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Peter Michael Heavern**, hereinafter called the GRANTEE(S), their heirs and/or 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. 23, Building B, as shown on the plan of Timber Lake Condominium, a Horizontal Property Regime, filed as Exhibit A-2 to and established by the Master Deed of record in Book 6549, Page 475 as 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 the Master Deed, reference to which is hereby made for a more complete and detailed description of the Unit and the Condominium, the rights and obligations of the Declarant and the Unit Owners, and the Bylaws of the Association of Owners.

Being the same property conveyed to Amy Jo Brewer, unmarried by Deed from Lois M. Volpe, unmarried, dated 03/31/2006 and filed for record on 04/06/2006 in Instrument 200604060040008, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Michael S. Walker and Amy Jo Walker, husband and wife by Deed from Amy Jo Brewer aka Amy Jo Walker, dated 04/10/2008 and filed for record on 07/08/2008 in Instrument 200807080070107, Register's Office for Davidson County, Tennessee.

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

4.

5. Master Deed and By-Laws filed for record in Book 6549, Page 475, said Register's Office. Instrument of Clarification of record in Book 6561, Page 141, said Register's Office.

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

7. Deed of Conveyance of record in Book 7097, Page 120, Book 7097, Page 154, said Register's Office.

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

9. Charter of record in Book 6546, Page 947, said Register's Office.

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 121 N Timber Drive, 23, 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), their heirs and/or 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), their heirs and/or 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 28th day of June, 2013.

Michael S. Walker

Michael S. Walker

Amy Jo Walker

Amy Jo Walker

State of Tennessee
County of Wilson

Personally appeared before me Michael S. Walker and Amy Jo Walker, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 28th day of June, 2013.

Notary Public
My Commission Expires: 5/3/2016

KIMIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122