STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$77,000.00

Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
16th DAY OF August, 2013.

NOTARY PUBLIC:
MY COMMISSION EXPIRES: 7-22-14
(AFFIX SEAL)

AMY FREDRICKSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Juanita J. and Donald D. Howard 104 North Timber Drive Nashville, TN 37214	Churchill Mortgage Corp. 7161 Old Hickory Blvd. Ste 400 Brentwood, TN 37027	Map 108.07-0B Parcel 004.00 CO

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we,

Linda Gael Finney, unmarried

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Juanita J. Howard and husband, Donald D. Howard

Hereinafter called the grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, state of Tennessee, described as follows: To wit:

A Condominium apartment in Davidson County, Tennessee, being Unit No. 4 Building A of Timber Lake Condominium, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of record in Plat Book 6250, page 219 as amended in Exhibit A-2 to the Master Deed in Book 6549, Page 475, amended in Book 6561, Page 141, Book 7153, Page 617 and Book 8504, Page 609, Registers Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to Linda Gael Finney, unmarried by Deed from Jane Ellen Russ, unmarried dated September 29, 1998 of record in Book 11133, Page 642, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:

1) 2013 taxes and subsequent years.
2) Any and all restrictions, conditions, and easements of record.
3) Property is subject to all matters affecting said premises as shown on Plat of record in Plat Book 6250, Page 219, Register's Office for Davidson County, Tennessee.
4) Property is subject to Master Deed establishing a Horizontal Property Regime of Timber Lake Condominiums, Register's Office for Davidson County, Tennessee, Charter of Record in Book 6546, Page 947 and the By-Laws appended thereto, if any, including liens for assessments as provided therein, easements and restrictions as contained therein of record in Book 6549, Page 475, amended in Book 6561, Page 141; Book 7153, page 617 and Book 8504, Page 609, said Register's Office.
5) Property is subject to Cable Easement of Record in Book 6587, Page 204, said Register's Office.

This is improved property known as: **104 North Timber Drive, 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 GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES 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 GRANTEES, their 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 hand(s) this 16th day of August, 2013.

Linda Gael Finney
Linda Gael Finney

BILL GARRETT, Davidson County
Trans:T20130071854 DEEDWARR
Recvd: 08/20/13 12:25 2 pgs
Fees:13.00 Taxes:284.90

20130820-0087685

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Linda Gael Finney, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 16th day of August, 2013.

NOTARY PUBLIC

My Commission Expires: 11-4-2013

SUSAN FRENSLEY NEWTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES: NOVEMBER 4, 2013

PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076