WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/02/13 13:50 3 pgs
Fees:18.00 Taxes:499.50
20131002-0103506

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $135,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of September, 2013.

Notary Public

MY COMMISSION EXPIRES: 7/10/15

(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 NUMBER
Treehouse Properties, LLC	Same	09609022100
(NAME)	(NAME)	
5307 Meadow Lake Rd		
(ADDRESS)	(ADDRESS)	
Brentwood TN 37027		
(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, **Walter L. Timmons Jr., unmarried**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Treehouse Properties, LLC**, 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 all of Lot No. 160, on the plan of Woodberry Park, of record in Plat Book 2133, Pages 117, 118 and 119, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Joanne L. Timmons by Deed from Douglas C. Herd, Jr. and wife, Darline Herd, dated and filed for record on 10/22/1986 in Book 7015, Page 725, Register's Office for Davidson County, Tennessee. The said Joanne L. Timmons having since died testate on 9/22/2012 making property to be part of the Probate Estate, as evidenced in The Last Will and Testament of Joanne L. Timmons, as evidenced in Will of record in Will Book 22, Page 185, Docket #2012-PR-310 in the Probate Court for Wilson County, Tennessee.

ALSO, Being the same property conveyed to Walter L. Timmons, Jr. by Personal Representative's Quit Claim Deed from Walter L. Timmons, Personal Representative of the Estate of Joanne L. Timmons, dated 04/22/2013 and filed for record on 04/25/2013 in Instrument 201304250041303, Register's Office for Davidson County, Tennessee.

All matters as set forth per Plat Book 2133, Page 117, Plat Book 2133, Page 118, Plat Book 2133, Page 119, said Register's Office.

Restrictive Covenants of record in Book 2297, Page 194, 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 318 Lorna Drive, , Nashville, TN 37214-3102
(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 my hand this 27th day of September, 2013.

Walter L. Timmons Jr.

State of Tennessee
County of Wilson

Personally appeared before me Walter L. Timmons Jr., 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 27th day of September, 2013.

Notary Public
My Commission Expires: 8.14.17

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

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

TRUE COPY CERTIFICATION

I, Rebecca T Garland, 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.

Rebecca T. Garland

State of Tennessee

County of Davidson

Personally appeared before me, Karen C Asplint, a notary public for this county and state, Rebecca T Garland, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Commission Expires: 7/6/15