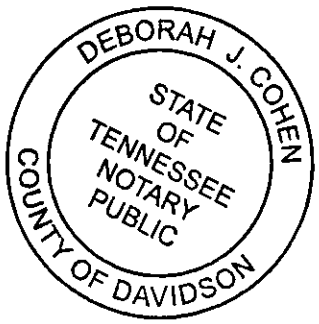


STATE OF TENNESSEE
COUNTY OF **DAVIDSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $87,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 11th DAY OF OCTOBER, 2013.

Notary Public

MY COMMISSION EXPIRES: MAY 5, 2015

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
DEBRA A. SARGENT	Debra A. Sargent	**108-07-0B-108.00 CO**
(NAME) **323 TIMBERWAY CIRCLE, UNIT 108H**	(NAME) 323 Timberway Circle Unit 108H	
(ADDRESS) **NASHVILLE, TN 37214**	(ADDRESS) Nashville, TN 37214	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans: T20130090769 DEEDWARR
Recvd: 10/22/13 12:13 2 pgs
Fees: 13.00 Taxes: 323.75

20131022-0110106

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **RANDY W. STEPHENSON AND WIFE, CHERYL H. STEPHENSON,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **DEBRA A. SARGENT, A SINGLE WOMAN,** HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND 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 Lot No. H-108 on the plan of Timber Lake Condominiums, Created under Title 66, Chapter 27, Section 101, et seq., as amended, Tennessee Code Annotated and as established by a Master Deed of record in Book 6549, page 475 and by Instrument of Clarification at Book 6561, page, 141, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the common elements appurtenant to said Units, as set forth in Exhibit "A-1" of said Master Deed. Reference is hereby made to the plat of Timberlake Condominiums, as set forth in Exhibit "A-2" of said Master Deed for a more complete and accurate legal description of such Unit.

Being the same property conveyed to Randy W. Stephenson and wife, Cheryl H. Stephenson by deed from Charles R. Aughenbaugh and Wife, Laurie Aughenbaugh, of record as Instrument No. 20030617-0083392, dated May 15, 2003, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters as set forth in the Master Deed of record in Book 6549, page 475 and by Instrument of Clarification at Book 6561, page, 141, said Register's Office, By-Laws as shown of record in Deed Book 6549, page 475, said Register's Office, Charter of Homeowner's Association as shown of record in Book 6546, Page 947, said Register's Office, and any and all other easements, conditions or restrictions which may affect said property of record in the Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved(X) property, known as **323 TIMBERWAY CIRCLE, UNIT 108H, 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, her heirs and assigns forever; and we do covenant with the said GRANTEE 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, oury heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, her 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 our hands this 11th day of October, 2013.

RANDY W. STEPHENSON

Cheryl H. Stephenson by Randy W. Stephenson Attorney in Fact

CHERYL H. STEPHENSON
By: Randy W. Stephenson, Attorney in Fact for Cheryl H. Stephenson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Randy W. Stephenson,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 11th day of October, 2013.

My commission expires: **May 5, 2015**

DEBORAH J. COHEN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 11th day of October, 2013, before me personally appeared **Randy W. Stephenson, Attorney in Fact for Cheryl H. Stephenson,** to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of **Cheryl H. Stephenson,** and who acknowledged that he executed the same as the free act and deed of **Cheryl H. Stephenson.**

Witness my hand and official seal at Nashville, Tennessee this 11th day of October, 2013.

My Commission expires: **May 5, 2015.**

DEBORAH J. COHEN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Notary Public