BILL GARRETT, Davidson County
Trans:T20130105124 DEEDWARR
Recvd: 12/17/13 15:15 2 pgs
Fees:13.00 Taxes:332.63
20131217-0127547

THIS INSTRUMENT PREPARED BY:
Horizon Land Title, Inc.
1000 Pleasant Grove Place, Ste. 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER
Bianca Garcia
242 Timberway Drive
Nashville, TN 37214

MORTGAGEE
Mortgage Investors Group
8320 E. Walker Springs Ln., Ste. 300
Knoxville, TN 37923

SEND TAX BILLS
Mortgagee

MAP-PARCEL:
MAP 108-07-0-B
PARCEL 145.00 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Kimberly A. Lane, unmarried,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Bianca Garcia,** 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:

Land in Davidson County, Tennessee, being Unit Number 145 of Final Subdivision Plat, Section One, Timber Lake Condominiums, a horizontal property regime established by Master Deed of record in Book 6549, Page 475, and by Instrument of Clarification, of record in Book 6561, Page 141, corrected in Book 7153, Page 617, the Plat of which is of record in Book 6250, Page 219, Register's Office for Davidson County, Tennessee; together with the undivided percentage interest in the Common Elements appurtenants to said Units, as set forth in Exhibit "A-1" of said Master Deed, Reference is hereby made to the plat of Timber Lake Condominiums, as set forth in Exhibit "A-2" of said Master Deed for a more complete identification and description of said unit.

Being the same property conveyed to Kimberly A. Lane, unmarried, by Warranty Deed from Samuel Leonard Corke, Jr., dated April 28, 2000 and filed of record in Instrument No. 20000501-0043275, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including Master Deed of record in Book 6549, Page 475, clarified in Book 6561, Page 141, and corrected in Book 7153, Page 617; easements, covenants conditions and all matters and notes as shown on the plan of record in Book 6250, Page 219, Register's Office for Davidson, County, Tennessee.

This is the same description as in previous deed of record.

Property Taxes for the current year have been agreed to by the parties and will be paid for by the Grantor.

This is improved property known as **242 Timberway Drive Nashville, TN 37214.**

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 our hands this 11th day of December, 2013.

Kimberly A. Lane

STATE OF Tennessee
COUNTY OF Wilson

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Kimberly A. Lane, unmarried, the bargainor(s) 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 within instrument for the purposes therein contained.

Witness my hand and official seal this 11th day of December, 2013.

NOTARY PUBLIC

TINA D. BROWN ★ NOTARY PUBLIC AT LARGE ★ WILSON COUNTY TENNESSEE

My Commission Expires: 1-26-2014

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value, whichever is greater for this transfer is $89,900.00.

AFFIANT

Subscribed and sworn to before me this 11th day of December, 2013.

NOTARY PUBLIC

LINDSEY G. BOSWELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires: 8/23/14