WARRANTY DEED

STATE OF Tennessee
COUNTY OF WILLIAMSOM

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $59,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17TH DAY OF DECEMBER 2013

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

Beth Hazelwood Notary Public State of Tennessee My Comm. Exp. 3/3/2014 Davidson County

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3325 Aspen Grove Drive, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Claire J. Ratliff	Claire J. Ratliff	108-7B-57
(NAME)	(NAME)	
170 N Timber Drive	170 N Timber Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Nashville, TN 37214	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, John J. Greer and wife, Jana Greer, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Claire J. Ratliff, 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:

Being Unit No. 57 of Timberlake Condominium 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, Register's Office for Davidson County, Tennessee, together with the undivided interest in the Common Elements appuranant to said Units as set forth in Exhibit "A-1" of said Master Deed. Reference is hereby made to the plat of Timberlake Condominium 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 John J. Greer, by deed of record in Instrument Number 20060810-0098591 Register's Office for Davidson County, Tennessee. Jana Greer, wife of John J. Greer hereby joining in this conveyance to waive any marital rights granted to a spouse by law, in said property.

Subject Master Deed of record in Book 6549, page 475, Register's Office for Davidson County, Tennessee. Easements of record in Book 5856, Page 80 and Book 6587, Page 204, Register's Office for Davidson County, Tennessee. Charter of Timber Lane Condominium Association of record in Book 6546, page 947, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 170 N 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.

BILL GARRETT, Davidson County
Trans:T20140001182 DEEDWARR
Recvd: 01/07/14 09:36 2 pgs
Fees:13.00 Taxes:220.15

20140107-0001533

Witness our hands this 17th day of December, 2013.

Witness

Witness

John J. Greer

Jana Greer

STATE OF FLORIDA

COUNTY OF COLLIER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named John J. Greer and Jana Greer, 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 Franklin, Tennessee this 17th day of December 2013.

Commission expires: 12-22-2017

Notary Public

RACHAEL A. MORTLAND
Notary Public, State of Florida
Commission# FF 70060
My comm. expires Dec. 22, 2017