WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20140008005 DEEDWARR
Recvd: 02/04/14 10:54 2 pgs
Fees: 13.00 Taxes: 333.00

20140204-0009768

JULIA A. HART
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF Wilson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $90,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 30th day of January, 2014

Notary Public

MY COMMISSION EXPIRES: 10.5.2015 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 1550 North Mount Juliet Road, Suite 110, Mount Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William E Bratton and Lenora K Pentacost	William E. Bratton	108 07 0B 113.00
(NAME)	(NAME)	
313 Timberway Circle	313 Timberway Circle	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Nashville, TN 37214	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, I/WE, **Tina M. Penuel, now known as Tina Amelunke, married**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **William E Bratton, and Lenora K Pentacost, husband and wife,,** 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 certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Unit No. 113 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 6459, Page 475, and by Instrument umber 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 Timberlake Condominiums, as set forth in exhibit "A-2" of said master deed for a more complete identification and description of such unit.

BEING the same property conveyed to Tina M. Penuel, an unmarried woman by deed from Patricia L. Box, an unmarried woman dated July 14, 2006, of record in Instrument No. 20060725-0089371, Register's Office for Davidson County, Tennessee. By virtue of marriage, Tina M. Penuel now known as Tina Amelunke, married.

Derek Amelunke joins in this conveyance, by consent of granting spouse, to convey any marital interest, if any, in said property.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 313 Timberway Circle, 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, has 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 **30th** day of **January, 2014**

Tina Amelunke

Tina Amelunke

Derek Amelunke

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, the undersigned authority, **Tina Amelunke and Derek Amelunke**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 30th day of January, 2014

Notary Public

My commission expires: 10.5.2015

JULIA A. HIRT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Return to:
Foundation Title and Escrow, LLC.
2572 N. Mt. Juliet Rd.
Mt. Juliet, TN 37122