WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20140020063 DEEDWARR
Recvd: 03/26/14 09:23 2 pgs
Fees: 13.00 Taxes: 375.46
20140326-0024697

CONNIE J BUCHANAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $101,475.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS **14th** day of **March, 2014**

Notary Public

MY COMMISSION EXPIRES: 06/15/14
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 30 Burton Hills Blvd, Suite 400, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mary Julia Pierce	First Bank	120 05 0 097.00
(NAME)	(NAME)	
505 Glengarry Drive	3500 Blue Lake Drive Suite 325	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	Birmingham, AL, 35243	
(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, WE, **Sherry Woodman (a/k/a Sherry L. Woodman), Sheila Downs (f/k/a Mary Sheila Downs Timmons and Mary D. Timmons), Linda Swanson (a/k/a Linda M. Swanson) and Jeffrey Timmons (a/k/a Jeffrey L. Timmons),** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Mary Julia Pierce, unmarried,** 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. 117 on the Map of Glengarry Park Subdivision as of record in Book 2662, page 72, Register's Office for said County. Said Lot No. 117 fronts 97.0 feet on the northwesterly margin of Glengarry Drive and extends back 116.0 feet on the northeasterly line and 178.0 feet on the southwesterly line, to a dead line, measuring 115.1 feet thereon.

BEING the same property conveyed to Cass L. Timmons, Jr., and wife, Mary D. Timmons, as tenants in common, by Quitclaim Deed from Cass L. Timmons, Jr. and wife, Mary D. Timmons, through W. Wayne LeRoy, Trustee, executed on 05/17/1983, and filed of record in Book 6062, page 357, Register's Office for Davidson County, TN. THE SAID Cass L. Timmons, Jr., having predeceased the said Mary D. Timmons on May 11, 2013. BY ORDER of the Seventh Circuit Court of Davidson County, Tennessee, Probate Division, filed on August 29, 2013, under Docket No. 13P-1193, Sherry L. Woodman was appointed Executrix of the Estate of Cass L. Timmons, Jr., in accordance with the Last Will and Testament of Cass L. Timmons, Jr., said Will being executed and duly witnessed on April 14, 1999.

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.

Improved property known as 505 Glengarry Dr, Nashville, TN

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, having 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 our

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 **14th** day of **March, 2014**

Sherry Woodman
Sherry Woodman

Sheila Downs
~~Shelia~~ Sheila Downs

Linda Swanson
Linda Swanson

Jeffrey Timmons by Sheila Downs, Attorney in Fact
Jeffrey Timmons by ~~Shelia~~ Sheila Downs, Attorney In Fact

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, **Sherry Woodman, ~~Shelia~~ Sheila Downs, Linda Swanson**, 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 **14th** day of **March, 2014**

SUSAN L. HEINRICH NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILLIAMSON

Notary Public

My commission expires: 8/29/2014
STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned Notary, personally appeared Sheila Downs known to me, or proved on the basis of satisfactory evidence, to be the person who executed the foregoing instrument on behalf of Jeffrey Timmons, and who acknowledge that he/she executed the same as the free act and deed of the said Jeffrey Timmons, by virtue of a Power of Attorney, duly executed and appearing of record in ~~Book~~ Inst. #20140326-0024696 ~~Page~~ _____, said Register's Office.

WITNESS my hand and official seal at Nashville, Tennessee this 13 day of March, 2014.

SUSAN L. HEINRICH NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILLIAMSON

NOTARY

MY COMMISSION EXPIRES:
8/29/14

Return To:
Foundation Title & Escrow, LLC
2742 N. Mt. Juliet Rd.
Mt. Juliet, TN 37122