BILL GARRETT, Davidson County
Trans:T20140031617 DEEDWARR
Recvd: 05/07/14 13:11 2 pgs
Fees:13.00 Taxes:301.55
20140507-0039029

**WARRANTY DEED**

GINA MIEHLICH
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 02-12-2018

STATE OF TENNESSEE
COUNTY OF Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $81,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 2ND day of **May, 2014.**

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Foundation Title & Escrow Series, LLC, 381 Mallory Station Road, Suite 202, Franklin, TN 37067

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Steven Hensley | Fidelity Homestead Savings Bank | 108 07 0B 065.00CO |
| (NAME) | (NAME) | |
| 162 N Timber Dr Unit 162 | 4000 S. Sherwood Blvd. Suite 202 | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37214 | Baton Rouge, LA, 70816 | |
| (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, **Craig Thomas Deloach**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Steven Hensley and wife, Jodi A. Hensley**, 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 65 on the Plan of Timber Lake Condominiums, as established by a Master Deed of record in Book 6549, page475, said Register's Office, together with the undivided percentage interest in the common elements appurtenant to said unit as set forth in said Master Deed. Reference is hereby made to plat of Timber Lake Condominiums set forth in Exhibit A-2 of said Master Deed for a more complete description of said unit.

BEING the same property conveyed to Craig Thomas Deloach, unmarried by deed from Joseph w. DeMatteo, and wife, Linda F. DeMatteo dated January 31, 2001, of record in Instrument No. 20010206-0011421, Register's Office for Davidson County, Tennessee.

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 X property, known as 162 N Timber Dr, Unit 162, 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 2nd day of May, 2014.

Craig Thomas Deloach

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned authority, **Craig Thomas Deloach**, 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 **2nd** day of May, 2014.

Notary Public

ROBBIN TEASLEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXP. SEPT. 8, 2015

My commission expires

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