Davidson County DEEDWARR
Recvd: 07/08/14 15:50 2 pgs
Fees:13.00 Taxes:314.41
20140708-0060181

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $84,975.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF JUNE, 2014.

Notary Public

MY COMMISSION EXPIRES: 12/18/17
(AFFIX SEAL)

REBECCA MOSS NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY MY COMMISSION EXPIRES DECEMBER 18, 2017

Y-KW-14-415

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Rachel A. Skelton	New Owner	
(NAME)	(NAME)	**108-07-0B-169.00-C O**
415 S. Timber Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **JOSEPH MICHAEL BRENNAN, MARRIED** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **RACHEL A. SKELTON, AN UNMARRIED WOMAN,** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

A certain condominium apartment in Davidson County, TN, described as Unit 169, Timber Lake Condominiums, a Horizontal Property Regime, located on South Timber Drive, Davidson County, TN, as shown on the plat of Timber Lake Condominiums, Condominium apartments, recorded in Plat Book 6250, page 219, said Register's Office, and described in a Master Deed recorded in Book 6549, page 475, as amended in Book 6561, page 141 and Book 7153, page 617, said Register's Office, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of Timber Lake Condominiums, contained in the Master Deed recorded in Book 6549, page 475, as amended in Book 6561, page 141 and Book 7153, page 617, and By-Laws recorded in Book 6549, page 520, Register's Office for Davidson County, TN, are incorporated in this deed by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Joseph Michael Brennan by deed from Vicki L. Paris, unmarried of record in Instrument No. 20031105-0162515 Register's Office for Davidson County, Tennessee, dated October 31, 2003 and recorded on November 05, 2003.

This conveyance is subject to:
- Taxes for the year 2014 a lien, not yet due and payable.
- Subject to all matters shown on the Plan of record in Boundary Plat Book 6250, Page 219, and as Exhibit A-2 of the Master Deed of record in Book 6549, Page 475, Register's Office for Davidson County, Tennessee.
- Master Deed establishing a Horizontal Property Regime of Timber Lake Condominium of record in Book 6549, Page 475 as amended in Book 6561, page 141 and Book 7153, page 617, Register's Office for Davidson County, Tennessee.
- Charter to Timber Lake Condominium of record in Book 6546, Page 947, in the Register's Office for Davidson County, Tennessee.
- Easement for Television Cable of record in Book 6587, Page 204, in the Register's Office for Davidson County, Tennessee.
- Deed of Conveyance to Metropolitan Government as to Water Main of record in Book 7097, Page 120, in the Register's Office for Davidson County, Tennessee.
- Ingress/Egress Easement noted in legal of record in Book 10262, Page 219, in the Register's Office for Davidson County, Tennessee.
- Restrictions of record as Instrument Number 20031105-0162515 in the Register's Office for Davidson County, Tennessee.
- Subject to rights of others in and to the common areas and/or elements.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **415 S. Timber Drive, Nashville, Tennessee 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this the 27th DAY OF JUNE, 2014.

Joseph Michael Brennan

Jenny Chavez Brennan BY ATTORNEY IN FACT

Jenny Chavez Brennan

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Joseph Michael Brennan, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 27th of June, 2014.

Notary Public
My Commission Expires: 1-9-16
(SEAL)

MEGAN PAULUS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Joseph Michael Brennan, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Jenny Chavez Brennan, and who acknowledged he/she/they executed the same as the free act and deed of the said Jenny Chavez Brennan.

Witness my hand and official seal, this the 27th of June, 2014.

Notary Public
My Commission Expires: 1-9-16
(SEAL)

MEGAN PAULUS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

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

True Copy Certification
I, Connie Buchanan, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Connie Buchanan

State of Tennessee / County of Wilson SS:
Personally appeared before me, Rebecca Moss, a notary public for this county and state, Connie Buchanan, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rebecca Moss

My Commission Expires: 12/18/17

REBECCA MOSS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY MY COMMISSION EXPIRES DECEMBER 18, 2017