WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140049586 DEEDWARR
Recvd: 07/11/14 10:48 2 pgs
Fees:13.00 Taxes:336.70
20140711-0061186

Y-BR-14-241

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $91,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF JULY, 2014.

Notary Public

MY COMMISSION EXPIRES: 10/18/16 (AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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)
Christina Gatto	new owner	
(NAME)	(NAME)	**108-07-0B-140.00C O**
241 Timberway 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 **RICKEY D. SELF,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **CHRISTINA GATTO AND BRANDEN MATHENA** 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 No. 140, Building 5, of Timber Lake Condominium, a Condominium, a Horizontal Property Regime, located on Timberway Drive, Nashville, TN, as shown on the plat of Timber Lake Condominium, Condominium apartments, established and described in a Master Deed recorded in Book 6549, page 475 as corrected in 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 Condominium, Condominium Apartments contained in the Master Deed recorded in Book 6549, page 475 as corrected in Book 7153, page 617, and By-Laws appended thereto as Exhibit "B", Register's Office for Davidson County, TN, are incorporated herein by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Rickey D. Self, an unmarried man by deed from Melodie Brown Parsons, married of record in Instrument No. 20070919-0112041 Register's Office for Davidson County, Tennessee, dated September 13, 2007 and recorded on September 19, 2007. (Value of consideration shown in aforementioned deed $94,300.00.) Being also known as 241 Timberway Drive Nashville, TN 37214.

This conveyance is subject to:
- Taxes for the year 2014.
- Master Deed establishing a Horizontal Property Regime of Timber Lake Condominium of record in Book 6549, Page 475 and Book 7153, Page 617, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **241 Timberway 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 8th DAY OF JULY, 2014.

Rickey D. Self

Rickey D. Self

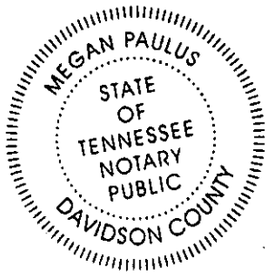
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RICKEY D. SELF, 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 8th of July, 2014.

Megan Paulus

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



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