WARRANTY DEED

14-07-008

BILL GARRETT, Davidson County
Trans:T20140057302 DEEDWARR
Recvd: 08/06/14 10:28 2 pgs
Fees:13.00 Taxes:851.00
20140806-0070625

State of Tennessee)
County of Davidson)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $230,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 4th day of August, 2014

Notary Public

My Commission Expires: ~~07/02/18~~ 10/15/16

AFFIX SEAL

DANA DELL
STATE OF TENNESSE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY

Weiss & Weiss, Attorneys at Law, 1900 Church Street, Ste. 301, Nashville, TN 37203

ADDRESS FOR NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL-NUMBERS
ROLAND L. TIMBERLAKE, JR. AND KATHERINE TIMBERLAKE	Mortgage Investors Group	108-12-0-B
(NAME) 3425 Harborwood Circle	(NAME) 8320 East Walker Springs Ln #200	180.00CO
(ADDRESS) Nashville, TN 37214	(ADDRESS) Knoxville TN 37923	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **JOSHUA M. HICKS AND WIFE CHRISTINA M. HICKS**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **ROLAND L. TIMBERLAKE, JR. AND KATHERINE TIMBERLAKE, HUSBAND AND WIFE**, hereinafter called the Grantee(s), 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 **Lot No. 140, on the Plan of Phase 1-A, Section 6, Harborview, a Planned Unit Development,** of record in Book 7900, Page 645, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to JOSHUA M. HICKS AND WIFE, CHRISTINA M. HICKS by Deed from LISA M. WOOTEN, of record in Instrument No. 20050726-0087148, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to Declaration of Covenants, Conditions, and Restrictions, of Harborview, of record in Book 7474, Page 26, as amended in Book 7646, Page 142, in Book 7646, Page 147, in Book 7646, Page 149, re-recorded in Book 7647, Page 648, in Book 7732, Page 749, in Book 8263, Page 534, in Book 8271, Page 863, in Book 8297, Page 380, in Book 8634, Page 19, in Book 8856, Page 361, and in Book 9182, Page 786, Register's Office for Davidson County, Tennessee; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

BEING unimproved ☐
Improved ☒ property known as: **3425 Harborwood Circle, Nashville, TN, 37214.**

(House Number) (Street) (City or Town) (State) (Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors and assigns, forever; and we do covenant with the said GRANTEES 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 GRANTEES, their successors 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 WHEREOF, our hands, this 4th day of August, 2014.

JOSHUA M. HICKS

CHRISTINA M. HICKS

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **JOSHUA M. HICKS AND WIFE CHRISTINA M. HICKS**, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 4th day of August, 2014.

My Commission Expires: 07/02/18

Notary Public

SCOTT D. WEISS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY