THIS INSTRUMENT PREPARED BY:

MITCHELL A. WATTS, ATTORNEY
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $***40,000.00.

ZHOR NAMIR
Affiant

Subscribed and sworn to before me this 13th day of August, 2014

Notary Public

My Commission Expires: 8.21.17

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

BILL GARRETT, Davidson County
Trans:T20140060207 DEEDWARR
Recvd: 08/15/14 11:27 2 pgs
Fees:13.00 Taxes:148.00
20140815-0073996

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP & PARCEL NOS.
Zhor Namir 955 Coarsey Drive Nashville, Tennessee 37217	SAME	MAP 107-13-0 A PARCEL 055.00 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Forty Thousand and 00/100 Dollars ($***40,000.00) cash in hand paid, the receipt of which is hereby acknowledged, we, Michael W. Timmons and Kathleen M. Young (hereinafter called the "GRANTORS"), have bargained and sold, and by these presents do transfer and convey unto Zhor Namir, married, (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:

BEING Unit No. 955 of Four Maples Condominiums, of record in Plat Book 5200, Page 283, Register's Office for Davidson County, Tennessee, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed of Four Maples Condominiums of record in Book 5657, page 438, as amended in Book 5660, page 185, and in Book 9263, page 512, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said unit as set forth in said Master Deed.

BEING the same property conveyed to Henry F. Timmons and wife, Kathleen M. Timmons, by Warranty Deed dated October 31, 1980, from Jack Driver and Son, Inc. of record in Book 5673, page 541, in the Register's Office for Davidson County, Tennessee; the said Henry F. Timmons having since died on March 30, 2004, and the said Kathleen M. Timmons having since died on May 7, 2011, leaving her son, Michael W. Timmons, and her daughter, Kathleen M. Young, as her sole heirs at law. See Affidavit of Heirship of record as Instrument No. 20120831-0079046 in the Register's Office for Davidson County, Tennessee.

This property is not now nor has it ever been the residence of either Grantor or the spouse of either Grantor.

This is improved property known as 955 Coarsey Drive, Nashville, Tennessee 37217.

TO HAVE AND TO HOLD the aforesaid real estate, together with any and all appurtenances and improvements thereunto belonging to the said GRANTEE, her heirs and assigns, in fee simple, forever.

GRANTORS COVENANT with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by Grantee herein.

2. Matters, if any, shown on the Plan of Four Maples Condominiums of record in Book 5200, page 283, Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTORS FURTHER COVENANT and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, her heirs and assigns, against the lawful claims of all persons whomsoever.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the GRANTORS have executed this instrument on this the 13th day of August, 2014.

Michael W. Timmons by Ronald H. Bice, Jr., Attorney-in-fact

Michael W. Timmons by Ronald H. Bice, Jr., Attorney in Fact

Kathleen M. Young by Ronald H. Bice, Jr., Attorney-in-fact

Kathleen M. Young by Ronald H. Bice, Jr., Attorney in Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Ronald H. Bice, Jr., to me known (or proved to me on the basis of satisfactory evidence) to be the person who as Attorney in Fact executed the foregoing instrument in behalf of Michael W. Timmons and Kathleen M. Young and who acknowledged that he as the Attorney in Fact executed the same as the free act and deed of Michael W. Timmons and Kathleen M. Young.

WITNESS my hand and official seal this 13th day of August, 2014.

Mitchell A. Watts
Notary Public

My Commission Expires: 8.21.17

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY