LL# 2620-72

# WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/15/14 11:44 3 pgs
Fees:18.00 Taxes:310.80
**20140815-0074010**

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON TN~~ WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $84,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF August, 2014.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

THERESA J. WIGGINGTON STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

**THIS INSTRUMENT WAS PREPARED BY**
Advantage Title and Escrow, 3325 Aspen Grove Drive, Franklin, TN 37067

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Priscilla Wainwright, an unmarried woman | Quicken Loans, Inc. | 108-07-0B-072.00 CO |
| (NAME) | (NAME) | |
| 157 North Timber Drive | 1050 Woodward Avenue | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37214 | Detroit, MI 48226 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND 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, WE, Molly Moore (F/K/A Molly Farrell) and husband, Jonathan Wayne Moore, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Priscilla Wainwright, an unmarried woman, 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 No. 72 Bldg. F, together with the appurtenant interest in the common elements of Timber Lake Condominiums, a horizontal property regime established by Master Deed, of record in Book 6549, page 475, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site plan attached as Exhibit A-1 to the aforementioned Mater Deed.

Being the same property conveyed to Molly Farrell, unmarried, by deed of record in Instrument Number 20060616-0071840, Register's Office for Davidson County, Tennessee. Molly Farrell is now married to Jonathan Wayne Moore, and is now known as Molly Moore. The said Jonathan Wayne Moore hereby joins in this conveyance to waive any marital rights granted to a spouse by law, in said property.

Subject to all matters as shown on Plan of Timberlake Condominiums, a horizontal property regime established by Master Deed, of record in Book 6549, page 475Register's Office for Davidson County, Tennessee. Master Deed of record in Book 6549, Page 475 and Book 7153, Page 617, Register's Office for Davidson County, Tennessee. Easement of record in Book 5856, Page 80 and Book 6587, Page 204, Register's Office for Davidson County, Tennessee. Subject to all matters show on plat of record in Book 6250, Page 219, Register's Office for Davidson County, Tennessee. Charter of Timber Lake Condominium Association recorded in book 6546, Page 947, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 157 North Timber Drive, Nashville, TN 37214

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, 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 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 14th day of Aug., 2014.

Molly Moore F/K/A Molly Farrell
Molly Moore (F/K/A Molly Farrell)

Jonathan Moore
Jonathan Moore

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Molly Moore (F/K/A Molly Farrell) and husband, Jonathan Wayne Moore, 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 Franklin, Tennessee this 14th day of August 2014.

Commission expires: 7-30-17

Notary Public

TAHIRA J. PYSZKA
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-30-2017

# ELECTRONIC DOCUMENT CERTIFICATION

I, John M. Lee, do hereby make oath that I am a licensed attorney and/or 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.

John M. Lee, Attorney

State of Tennessee
County of Wilson

Personally appeared before me, J. C. Ross, a notary public for this county and state, John M. Lee, who acknowledges that this certification of an electronic document is true and correct and whose signatures I have witnessed.

Notary Public

J.C. ROSS NOTARY PUBLIC STATE OF TENNESSEE

MY COMMISSION EXPIRES: 3.17.16