BILL GARRETT, Davidson County
Trans:T20140080219 DEEDWARR
Recvd: 10/24/14 10:04 2 pgs
Fees:13.00 Taxes:1084.84
20141024-0098150

| | |
|---|---|
| J. CARLA IKARD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Comm. Expires March 3, 2015 (Notary Stamp) | STATE OF TENNESSEE<br>COUNTY OF WILLIAMSON<br><br>The actual consideration or value, whichever is greater, for this transfer is $293,200.00.<br><br>Affiant<br><br>Subscribed and sworn to before me, this 10th day of October, 2014.<br><br>Notary Public<br><br>My commission expires: 3-3-15 |

**THIS INSTRUMENT PREPARED BY**
**Solomon \ Parks Title & Escrow, LLC**
**8119 Isabella Lane, Suite 105**
**Brentwood, TN 37027**

# WARRANTY DEED

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map-Parcel Numbers: |
|---|---|---|
| **Lynn A. Deal** | **New Owner** | **Map\Parcel: 117-02-0C-024.00-CO** |
| **646 Timber Lane** | Same | |
| **Nashville, TN 37215** | Same | |

FOR AND IN 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 ACKNOWLEDGE, WE,

**Oren Michael Williams, III, an unmarried man**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**Lynn A. Deal, 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:

A condominium apartment in Davidson County, Tennessee, being Unit No. 24, Regency Park, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of record in Book 3700, pages 111 and 112, Register's Office for said County, to which source reference is hereby made for complete details of description, together with said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium. Being the same property conveyed to Oren Michael Williams, III by deed from Cindy Miller, unmarried of record in Instrument No. 20061106-0137560 Register's Office for Davidson County, Tennessee, dated November 03, 2006 and recorded on November 06, 2006.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantees. Subsequent taxes are assumed by Grantees.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.
Subject to all matters shown on the Plan of record in Plat Book 3700, Page 111 and 112, Register's Office for Davidson County, Tennessee.
The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof and is subject to the By-Laws for the administration thereof; also subject to the easements, rights and interest in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Regency Park of record in Book 3815, Page 778, Register's Office for Davidson County, Tennessee.

By-Laws of record in Book 3815, Page 788, amended in Book 4364, Page 381, Book 4767, Page 431, Book 5673, Page 429, Book 6047, Page 201, Book 7662, Page 942, Book 7728, Page 343, Book 9746, Page 83, Book 11288, Page 13, Instrument Number 20031029-0159210, Instrument Number 20050531-0060994 and in Instrument Number 20110525-0040197, in the Register's Office for Davidson County, Tennessee.
Charter of Regency Park Condominium Homeowners Association of record in Book 8129, Page 118 and amended in Book 8500, Page 717, in the Register's Office for Davidson County, Tennessee.
Any inclusion of or deficiency in the description of the parking unit, and/or carport, and/or storage unit referred to in the description of the document vesting title to the insured in the land, the failure of said description to adequately identify the location of said parking unit, and/or carport, and/or storage unit, or any claim thereof
Subject to rights of others in and to the common areas and/or elements.

This is improved property known as 646 Timber Lane Nashville, TN 37215.

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 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 my/our hand(s) this 10th day of October, 2014.

Oren Michael Williams, III

**STATE OF TENNESSEE**
**COUNTY OF WILLIAMSON**

Personally appeared before me, a Notary Public of said County and State, Oren Michael Williams, III the within named grantors, with whom I am personally acquainted (or who proved to me his/her/their identity on the basis of satisfactory evidence), and who acknowledged that she executed this instrument for the purposes therein contained.

Witness my hand, at office, this 10th day of October, 2014.

Notary Public

My Commission Expires: 3-3-15

J. CARLA IKARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires March 3, 2015

File #: **314124CI**
**RECORD & RETURN TO:**
**Solomon \ Parks Title & Escrow, LLC**
**8119 ISABELLA LANE, SUITE 105**
**BRENTWOOD, TN 37027**