WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $93,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE .

Notary Public

MY COMMISSION EXPIRES: 10/30/16

(AFFIX SEAL)

TONJA BARRON NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

RETURN TO
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File # 01288-25054B

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
George R. Salamacha	NEW OWNER	108070B03300
(NAME)	(NAME)	
3926 Caroline Drive		
(ADDRESS)	(ADDRESS)	
Pittsburgh, PA 15234		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20150028631 DEEDWARR
Recvd: 04/16/15 12:09 2 pgs
Fees:13.00 Taxes:344.10
20150416-0033716

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Relda Huggins , unmarried**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **George R. Salamacha and Nancy A. Deckant , husband and wife**, hereinafter called the GRANTEE(S), their heirs and/or 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 Number 33, Building C, of Timberlake Condominiums, of record in Master Deed recorded in Book 6549, Page 475, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the common elements appurtenant to said units, as set forth in exhibit A-1 of the Master Deed, reference to which is hereby made for a more complete and detailed description of the Unit and the Condominium, the rights and obligations of the Declarant and the Unit Owners, and the By-Laws of the Association of Owners.

Being the same property conveyed to Relda Huggins, unmarried her heirs and assigns by Cash Deed from Shaun Donovan, The Secretary of Housing and Urban Development, of Washington D.C., dated 6/9/2011 recorded 6/13/2011, of record in Record Instrument No. 20110613-0045215, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to: (1) Master Deed and By-Laws of Timberlake Condominiums, and all exhibits attached thereto and of record in Record Book 6549, Page 475, in Record Book 6549, Page 520 and in Record Book 6561, Page 141, Instrument of Correction of record in Record Book 7153, Page 617; (2) All matters appearing of record in Record Book 6250, Page 219 and in Record Book 5200, Page 342; (3) Easements of record in Record Book 5856, Page 80 and in Record Book 6587, Page 204; (4) Agreement for Dedication of Easement of record in Record Book 5856, Page 80; (5) Deed of Conveyance for utility lines of record in Record Book 7097, Page 120; (5) Deed of Conveyance for utility lines of record in Record Book 7097, Page 154, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 131 N 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 GRANTEE(S), their heirs and/or 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/or 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 hand this 10th day of April, 2015.

Relda Huggins

State of Tennessee
County of Williamson

Personally appeared before me Relda Huggins, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 10th day of April, 2015.

Notary Public Donald R. Barrett
My Commission Expires: 8-14-17

RETURN TO:
Stewart Title Company Tennessee Division
5107 Maryland Way
Brentwood, TN 37027

MARILYN C. NEWMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY