**NEW OWNER:**

**Raymond A. Efta**
**169 Timber Lake Drive**
**Nashville, TN 37214**

**SEND TAX BILLS TO:**
**NEW OWNER**

**Map/Parcel: 108-07-0-B 055.00 CO**

THIS INSTRUMENT PREPARED BY:

CAROLYN CHRISTOFFERSEN
Attorney At Law
2494 N. Mt. Juliet Road, Suite 300
Mt. Juliet, TN 37122

**FILE NO: 15-0096**

This instrument is prepared with information provided by the parties.

Space for Recorder's Stamp

BILL GARRETT, Davidson County
Trans:T20150049700 DEEDWARR
Recvd: 06/22/15 14:09 3 pgs
Fees:18.00 Taxes:259.00
20150622-0059542

# WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Seventy Thousand and 00/100 Dollars ($70,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **Ernest R. Hansford and Martha J. Hansford, husband and wife,** ("Grantor") have this day bargained and sold and by these presents do hereby transfer and convey unto **Raymond A. Efta and wife, Melissa J. Efta** ("Grantee"), their successors and assigns, forever, the following tract or parcel of land, situated and lying in Davidson County, Tennessee, bound and described as follows, to-wit:

**Real estate located in Davidson County, Tennessee, described as follows:**

**Being Unit Number 55 of Timber Lake Condominium created under Title 66, Chapter 27, Section 101, et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed of record in Book 6549, Page 475, Register's Office for Davidson County, Tennessee, and by Instrument of Clarification at Book 6561, Page 141, Register's Office, 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 said Master Deed. Reference is hereby made to the plat of Timber Lake Condominium as set forth in Exhibit "A-2" of said Master Deed for a more complete identification and description of such units.**

**Being the same property conveyed to Ernest R. Hansford and Martha J. Hansford, husband and wife, from Deutsche Bank National Trust Company as trustee under the Pooling and Servicing Agreement dated as of December 1, 2005, GSAMP Trust 2005-WMC3, by Special Warranty Deed dated October 12, 2011 and of record in Instrument No. 20111020-0081860, Register's Office for Davidson County, Tennessee.**

**This is IMPROVED property known as 169 North Timber Drive, Nashville, Tennessee 37214.**

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, its heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

IN WITNESS WHEREOF, Grantor has executed or caused this instrument to be executed by its duly authorized representative, this 16th day of June, 2015.

Ernest R Hansford
ERNEST R. HANSFORD

Martha J Hansford
MARTHA J. HANSFORD

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, **ERNEST R. HANSFORD AND MARTHA J. HANSFORD**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that they executed the within instrument.

WITNESS my hand and official seal at office this 16th day of June, 2015.

Carolyn M Christoffersen
NOTARY PUBLIC

My commission expires: 10/03/2017

CAROLYN M. CHRISTOFFERSEN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

**********

The actual consideration or value, whichever is greater, for this transfer is **$70,000.00** .

AFFIANT

Sworn to and subscribed to before me this 16th day of June, 2015.

NOTARY PUBLIC

My commission expires: 10/03/2017

CAROLYN M. CHRISTOFFERSEN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY