WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $103,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 29 day of July 2015

Notary Public

MY COMMISSION EXPIRES: 9-14-18
(AFFIX SEAL)

SUSAN L HEINRICH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, 30 Burton Hills, Suite 400, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Angela M. Allen	CU Community, LLC	108 07 0B 167.00
(NAME)	(NAME)	
419 South Timber Dr	8351 E. Walker Springs Lane	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Knoxville, TN 37923	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of One Hundred Three Thousand And No/100 Dollars ($103,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Karen E. Booth, a single person**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Angela M. Allen, a single person**, 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:

Being Unit No. 167 of Timber Lake Condominiums 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, and by Instrument of Clarification at Book 6561, Page 141, 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 said Master Deed. Reference is hereby made for the plat of Timber Lake Condominiums, as set forth in Exhibit "A-2" of said Master Deed, for a more complete identification and description of such Unit.

Being the same property conveyed to Karen E. Booth by Warranty Deed from Billy W. Brown, Jr. and Amber R. Brown, husband and wife dated October 6, 2005 and recorded October 24, 2005 as Instrument No. 20051024-0127621, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

File Number: GRN-153174

BILL GARRETT, Davidson County
Trans:T20150062973 DEEDWARR
Recvd: 07/31/15 09:26 2 pgs
Fees:13.00 Taxes:381.10

20150731-0075538

Master Deed Establishing Timber Lake Condominium recorded May 6, 1985 in Book 6549, Page 475 and by Instrument of Clarification at Book 6561, Page 141 in the said Register's Office for Davidson County, Tennessee.

Easement for Sanitary sewers and storm drainage of record in Book 5856, Page 80 in the said Register's Office for Davidson County, Tennessee.

Easement to Television Cable of record in Book 6587, Page 204 in the said Register's Office for Davidson County, Tennessee.

Plan of Timber Lake Section I recorded May 6, 1985 in Book 6250, Page 219 in the said Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 419 South Timber Dr, Nashville, TN 37214

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, has 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 29th day of July, 2015.

Emily McBride, as attorney-in-fact for Karen E. Booth

STATE OF Tennessee

County OF DAVIDSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared Emily McBride, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of KAREN E. BOOTH, as Attorney-in-fact, and acknowledged that he exectued the same as the free act and deed of KAREN E BOOTH, for the purposes therein contained.

Witness my hand and official seal, this the 29th of July, 2015.

Notary Public

My Commission Expires: 4-10-18

(SEAL)

SUSAN L HEINRICH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

File Number: GRN-153174