BILL GARRETT, Davidson County
Trans:T20150076389 DEEDWARR
Recvd: 09/08/15 14:57 2 pgs
Fees:13.00 Taxes:369.63
20150908-0091234

THIS INSTRUMENT PREPARED BY:
Midtown Title, LLC
1704 Charlotte Avenue #105
Nashville, Tennessee 37203
M15-1691

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Alison L. Williams 240 Timberway Drive Nashville, TN 37214	New Owner	108-7-B-146.00

STATE OF TENNESSEE
COUNTY OF Williamson
The actual consideration or value, whichever is greater, for this transfer is $99,900.00

CAROL T BAKER
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

ejones
Affiant

Subscribed and sworn to before me, this the 31st day of August, 2015.

Notary Public

My Commission Expires: 3/24/17
(Affix Seal)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged. We **Cynthia A. Hunt, unmarried,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Alison L Williams, an unmarried individual,** 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. 146 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 to 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 Cynthia A. Heath, unmarried, by Warranty Deed from Bonnie Vukelich, married, dated January 29, 1999, of record in Book 11325, page 633, Register's Office for Davidson County, Tennessee.

This property is not a marital residence of the Grantors and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statue.

Cynthia A. Hunt and Cynthia Heath Hunt are one in the same person.

This is ☒ Improved OR ☐ Unimproved property located at: **240 Timberway Drive, Nashville, TN 37214**

This conveyance is made subject to (1) Property taxes for the year 2016, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying their prorated share thereof to Grantor who will be responsible for payment of said taxes. (2) all applicable zoning ordinances (3) utility, sewer, drainage and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (5) building restrictions, and (6) other matters of public record.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this **31st** day of **August, 2015.**

GRANTOR(S)

Cynthia A. Hunt formerly known as Cynthia A. Heath

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Cynthia A. Hunt formerly known as Cynthia A. Heath** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that he/she/they executed the same for the purposes therein contained as his/her/their free Act and Deed.

Witness my hand and official seal on this the **20th** day of **August, 2015.**

Notary Public
My Commission Expires:

JESSICA MICHELLE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires OCT. 18, 2016