BILL GARRETT, Davidson County
Trans:T20150084229 DEEDWARR
Recvd: 10/02/15 14:43 2 pgs
Fees:13.00 Taxes:364.45
20151002-0100678

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $98,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF September, 2015.

Notary Public
MY COMMISSION EXPIRES: 3/24/17
File No. G15-2829D

CAROL T BAKER
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

# WARRANTY DEED

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBER |
|---|---|---|
| Anna Moore, unmarried woman<br>(NAME) | (NAME)<br>New Owner | 108-7-B-168 CO |
| 417 South Timber Drive<br>(STREET ADDRESS) | (STREET ADDRESS) | |
| Nashville, TN 37214<br>(CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

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 HEREBYACKNOWLEDGED, WE, **Jennifer A. Bragg Pitt, married**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Anna Moore, 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:

Land in Davidson County, Tennessee, being Unit No. 168 on the plan of TIMBER LAKE CONDOMINIUMS, as established by Master Deed of record in Book 6549, page 475, and by Instrument of Clarification of record in Book 6561, page 141, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common elements appurtenant to said unit as set forth in Exhibit A-1 of said Master Deed, to which reference is hereby made for a more complete description.

BEING the same property conveyed to Jennifer A. Bragg, a single woman from Sandra A. Smotherman, by Deed dated August 31, 2006, as Instrument No. 20060906-0109676, in the Register's Office for Davidson County, Tennessee.
Jennifer A. Bragg is now married and known as Jennifer A. Bragg Pitt. Matthew Pittjoins in this conveyance for the purpose of conveying any interest he or she may have in said property, particularly marital interest.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. This is a Condominium Unit, and pursuant to the Master Deed and Bylaws, is subject to Homeowner's dues and liens for assessment thereof.

2. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Boundary Plat(s) recorded in Plat Book 6250, page 219, Register's Office for Davidson County, Tennessee.

3. Charter of Homeowner's Association of record in Book 6546, page 947, Register's Office for Davidson County, Tennessee.

4. The premises herein 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; also subject to 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 building thereon; and also including without limitations all conditions, covenants, restrictions, reservations, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Timber Lake Condominiums and recorded in Book 6549, page 475, Book 6561, page 141, and Book 7153, page 617, Register's Office for Davidson County, Tennessee.

5. Cable Television Easement as recorded in Book 6587, page 204, Register's Office for Davidson County, Tennessee.

6. Easement for sanitary sewers/storm drainage as recorded in Book 5856, page 80, Register's Office for Davidson County, Tennessee.

7. Easement and right of entry as recorded in Book 10262, page 46, Register's Office for Davidson County, Tennessee.

The 2014 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 417 South Timber Drive, 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, 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.

Witness my/our hand(s) this 25th day of September, 2015.

Jennifer A. Bragg Pitt — September 25, 2015 (Date)

Matthew Pitt — September 25, 2015 (Date)

STATE OF Tennessee

COUNTY OF Davidson }

Personally appeared before me, the undersigned , a Notary Public in and for said County and State, the within named Jennifer A. Bragg Pitt and Matthew Pitt, married, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 25th day of September, 2015.

My Commission Expires: 8/21/18

Notary Public

D. TODD SHOLAR NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY EXPIRES 8-21-18

*PREPARED BY AND RETURN TO:*

**SMITH.SHOLAR.MILLIKEN.PLLC.**
**P.O. BOX 663**
**GALLATIN, TN 37066**