WARRANTY DEED

State of Tennessee
County of Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $113,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th day of January, 2016

Notary Public

MY COMMISSION EXPIRES: 6/18/18

(AFFIX SEAL)

Record & Return To:
Limestone Title and Escrow, LLC
3173 South Church Street
Murfreesboro, TN 37127

JANE GRAZIER
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Christopher L. Grant	same address	108-07-0-B-104.00 CO
(NAME)	(NAME)	
342 Timberway Circle	c/o new owner	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20160007884 DEEDWARR
Recvd: 01/29/16 10:17 2 pgs
Fees:13.00 Taxes:418.10
20160129-0008766

FOR AND 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 HEREBY ACKNOWLEDGED, I, **Amanda Bennett,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Christopher L. Grant, unmarried,** HEREINAFTER CALLED THE GRANTEE, HIS 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. 104-I, together with the appurtenant interest in the common elements of Timber Lake Condominiums, a horizontal property regime established by Master Deed of record in Book 6549, page 475, clarified in Book 6561, page 141 and corrected in Book 7153, page 617, Register's Office for Davidson County, tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit A-2 to the aforementioned Master Deed.

Being the same property conveyed to Amanda Bennett, an unmarried woman, by Warranty Deed from Jocelyn Robertson Ernst, married, dated April 27, 2010, of record in Instrument No. 20100429-0032712, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 2016, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the Plan of record in Book 6250, page 219; master deed of record in Book 6549, page 475; Book 6561, page 141; Book 7153, page 617 and Book 8504, page 609; Articles of Incorporation/ Charter of record in Book 6546, page 947; Easement for sewer and storm drainage of record in Book 5856, page 80; Easement for TV and cable of record in Book 6587, page 204; Easement for right of way of record in Book 10262, page 46; all of record in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 342 Timberway Circle, 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 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. 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 8th day of January, 2016.

Amanda Bennett

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Amanda Bennett, 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 official seal at Franklin, Tennessee, this 8th day of January, 2016.

Notary Public
My Commission Expires: _____

File No.: 22005

Melanie D. DuRard
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Comm. Expires January 21, 2018

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Limestone Title and Escrow, LLC
3173 South Church Street
Murfreesboro, TN 37127