BILL GARRETT, Davidson County
Trans:T20160008780 DEEDWARR
Recvd: 02/02/16 09:33 2 pgs
Fees:13.00 Taxes:370.00
20160202-0009863

This Instrument Prepared by:
Legends Title Services, LLC
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
Ardyth Parrick & Kevin Parrick
169 North Timber Drive
Nashville, TN 37214-4257

SEND TAX BILL TO:
New Owner
5700 Alvin Sperry Rd.
Mt. Juliet, TN 37122

MAP/PARCEL 108-07-0B-055.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid to the undersigned, the receipt of which amount being hereby acknowledged, and other good and valuable consideration, **Ernest R. Hansford and wife, Martha J. Hansford,** has this day bargained and sold, and does hereby transfer and convey unto **Ardyth Parrick, married, and Kevin Parrick, married,** certain land situated in Davidson County, Tennessee, being more particularly described as follows:

Being Unit Number 55 of Timber Lake Condominium created under Tide 66, Chapter 27, Section 101, et seq. as amended, Tennessee Code annotated, and established by a Master Deed of record in Book 6549, Page 475, Register's Office of Davidson County, Tennessee, and by Instrument of Clarification at Book 6561, Page 141, Register's Office of Davidson County, Tennessee, together with the undivided percentage interest in the common elements appurtenant to said Units as set for in Exhibit "A-1" of said Master Deed. Reference is hereby made to the plat of Timber Lake Condominium as set for 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 by Special Warranty deed from Deutsche Bank National Trust Company as trustee under the Pooling and Servicing Agreement dated as of December 1, 2005, GSAMP Trust 2005-WMC3 of record in Instrument No. 20111020-0081860 Register's Office for Davidson County, Tennessee, dated October 12, 2011 and recorded on October 20, 2011.

Being the same property conveyed to Raymond A. Efta and wife, Melissa J. Efta by Warranty deed from Ernest R. Hansford and Martha J. Hansford, husband and wife of record in Instrument No. 20150622-0059542 Register's Office for Davidson County, Tennessee, dated June 16, 2015 and recorded on June 22, 2015.

Being the same property conveyed to Ernest R. Hansford and wife, Martha J. Hansford by Deed In Lieu of Foreclosure deed from Raymond A. Efta and wife, Melissa J. Efta of record in Instrument No. 20151103-0111723 Register's Office for Davidson County, Tennessee, dated October 27, 2015 and recorded on November 03, 2015.

This is improved property known as: **169 North Timber Drive, Nashville, Tennessee 37214-4257**

TO HAVE AND TO HOLD said lands, including the appurtenances thereon situated, and all the right, title, estate and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever.

I COVENANT with the Grantees herein that I am lawfully seized and possessed of said lands in fee simple; that I have a good and lawful right to convey same; and I do

warrant and will forever defend the title thereto against the lawful claims of all persons whomsoever.

REAL PROPERTY TAXES: The real property taxes for the year 2016 shall be prorated as of the date of this deed.

EASEMENTS AND RIGHTS OF WAY: This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all restrictions in Book 6549, Page 475, Book 6561, Page 141 and Book 7153, Page 617, and encumbrances as may be shown of record in the office of the Register of Deeds where the real property is situated.

RULES AND REGULATIONS: This conveyance is made subject to all Governmental rules and regulations and all Davidson County Health Department rules and regulations.

POSSESSION: Possession to be given with delivery of deed.

WITNESS MY HAND on this the 29th day of January, 2016.

Ernest R. Hansford

Martha J. Hansford

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Ernest R. Hansford and Martha J. Hansford,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that he/she/they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 29th day of January, 2016.

NOTARY PUBLIC

BEVERLY J. HEATHERLY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires: 10-07-19

STATE OF TENNESSEE
COUNTY OF Davidson

The actual value or consideration, whichever is greater, for this transfer is $100,000.00.

AFFIANT

Subscribed and sworn to before me this the 29th day of January, 2016.

NOTARY PUBLIC

Karen B. Heavener
State of Tennessee Notary Public
Davidson County

My Commission Expires: 7/8/19

File No: 169023