BILL GARRETT, Davidson County
Trans:T20160015114 DEEDWARR
Recvd: 02/24/16 10:26 2 pgs
Fees:13.00 Taxes:296.00
20160224-0017501

This Instrument Prepared By:
Brentwood Title & Escrow, LLC.
320 Seven Springs Way, Suite 150
Brentwood, TN 37027
BW16062

Send Tax Bills To:
Acopia, LLC
306 Northcreek Blvd., Ste. 100
Goodlettsville, TN 37072

New Owner is:
Sherry Gayer
151 North Timber Drive
Nashville, TN 37214

MAP: 108-07-0B

PARCEL: 067.00 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Timothy Reed Gayer, Jr.**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Sherry Gayer**, **unmarried**, hereinafter referred to as Grantee, her heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

Improved Property Known As: **151 North Timber Drive, Nashville, TN 37214**

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:

Being Unit No. 67, Building F, of "Timber Lake Condominium", as established by a Master Deed of record in Book 6549, Page 475, as clarified in Book 6561, Page 141, in the Register's Office of Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in Exhibit "A-1" of said Master Deed. Reference is hereby made to the Condominium Site Plan of Timberlake Condominium 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 Timothy Reed Gayer, Jr. by Quitclaim Deed from Timothy Reed Gayer, Jr. and Thomas Robert Gayer, being the sole heirs at law of Timothy Reed Gayer, Sr., and Timothy Reed Gayer, Jr., as Executor of the Estate of Timothy Reed Gayer, Sr., dated 3/20/13 and recorded 3/27/13 in Instrument Number 20130327-0030055; and the same property previously conveyed to Timothy R. Gayer, Sr., an unmarried man, by Warranty Deed from Lorraine M. White-Looney and Guy Looney, wife and husband, dated 7/24/07 and recorded 7/27/07 in Instrument Number 20070727-0089256, Register's Office for Davidson County, Tennessee. The said Timothy R. Gayer, Sr. (aka Timothy Reed Gayer, Sr.) died testate on 10/7/11, and pursuant to his Last Will and Testament filed 11/29/11 in Docket No. 11P-1735 in the Seventh Circuit Court for Davidson County, Tennessee (Probate Division), devised his residuary estate to Timothy Reed Gayer, Jr. and Robert Thomas Gayer, with Timothy Reed Gayer, Jr. being appointed as Executor.

Subject property having never been the primary residence of Grantor and/or his spouse.

Sellers Initials

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, her heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and

possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind himself and his heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, her heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 22nd day of February, 2016.

GRANTOR(S):

TIMOTHY REED GAYER, JR.

ACKNOWLEDGEMENT

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Timothy Reed Gayer, Jr.** , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 22nd day of February, 2016.

JACQUELINE G. BROWN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

NOTARY PUBLIC
My Commission Expires: 11-5-18

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is **$80,000.00**.

AFFIANT

SWORN TO and subscribed before me this 22nd day of February, 2016.

JACQUELINE G. BROWN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

NOTARY PUBLIC
My commission expires: 11-5-18