# WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160022504 DEEDWARR
Recvd: 03/18/16 15:38 2 pgs
Fees:13.00 Taxes:366.30
20160318-0026100

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

B-RA-16-141-T

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $99,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF MARCH, 2016.

Notary Public

MY COMMISSION EXPIRES: 3-6-18
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP / PARCEL NUMBER (S) |
|---|---|---|
| **Joseph Kelley** | **CMG Mortgage Inc** | |
| (NAME) | (NAME) | **108-07-0B-043-00-CO** |
| **141 N. Timber Drive** | **3160 Crow Canyon Road, Ste 400** | |
| (ADDRESS) | (ADDRESS) | |
| **Nashville, TN 37214** | **San Ramon, CA 94583** | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **CAROL RICHIE-BOZMAN, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JOSEPH KELLEY, AN UNMARRIED MAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

A certain condominium located in Davidson County, Tennessee, being Unit No. 43, Building C of Timberlake Condominium, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing Timber Lake Condominium of record in Book 6549, Page 475, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all 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 buildings thereof; said Unit being depicted on Exhibit A-1 to said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in said Master Deed.

Being the same property conveyed to Carol Richie, unmarried by Special Warranty deed from Third National Bank in Nashville, a national banking association of record in Book 8167, page 29, Register's Office for Davidson County, Tennessee, dated July 27, 1990 and recorded on August 03, 1990. Carol Richie, having since married is now known as Carol Richie-Bozman. Her spouse, Gary Dean Bozeman joins in the conveyance of this instrument to convey any and all rights in and to said property.

This conveyance is subject to:
- Taxes for the year 2016 a lien, not yet due and payable.
- The premises herein insured 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 and is subject to the By-Laws for the administration thereof; also subject to the 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 buildings thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Timber Lake Condominiums of record in Book 6549, Page 475, Book 6561, Page 141 and Book 7153, Page 617, Register's Office for Davidson County, Tennessee.
- By-Laws of record in Book 6549, Page 520, in the Register's Office for Davidson County, Tennessee.
- Easement of record in Book 7097, Page 120 and 154, Deed Book 5856, Page 80, Deed Book 6587, Page 204 and Deed Book 10262, Page 46, in the Register's Office for Davidson County, Tennessee.
- Easements, conditions of record in Book 6250, Page 219 and Book 5200, Page 342, in the Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 8167, Page 29, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

- Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.
- Subject to the flow of any creeks, streams, or branches across subject property.
- Subject to rights of others in and to the common areas and/or elements.
- NOTE: ALTA 8.1 and ALTA 9 Endorsements will be issued with final title policy.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **141 N. Timber Drive, Nashville, Tennessee 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 17th DAY OF MARCH, 2016.

Carol Richie-Bozman

Gary Dean Bozman

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CAROL RICHIE-BOZMAN AND GARY DEAN BOZMAN, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 17th of March, 2016.

Notary Public
My Commission Expires: 8/20/19
(SEAL)

NATHAN KEITH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

**RETURN TO:**
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212