WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160036292 DEEDWARR
Recvd: 05/02/16 16:08 2 pgs
Fees:13.00 Taxes:390.35
20160502-0043045

P-BR-16-326-T

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $105,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF APRIL, 2016.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires August 23, 2016

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)
Adam Bowie	**New Owner**	
(NAME)	(NAME)	**108-07-0B-096.00-CO**
326 Timberway Circle		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214		
(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, **ADAM WHITAKER, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ADAM BOWIE, UNMARRIED,** 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:

Land in Davidson County, Tennessee, being all of Unit No. 96, on the Plan of Timberlake Condominiums, according to the Master Deed of record in Book 6549, page 475, page, Register's Office for Davidson County, Tennessee, and by Instalment of Clarification in Book 6561, page 141, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Units, as set forth in Exhibit "A-I" of said Master Deed. Reference is hereby made to the Plat of Timberlake Condominium as set forth in Exhibit "A-2" of said Master Deed for a more complete identification and description of such units.

Being the same property conveyed to Adam Whitaker, unmarried by Warranty deed from Jennifer J. Martin and husband, Michael W. Martin of record in Instrument No. 20070213-0018327 Register's Office for Davidson County, Tennessee, dated January 16, 2007 and recorded on February 13, 2007.

This conveyance is subject to:
- All matters shown on Plan of record in Plat Book 5200, Page 342 and Book 6250, Page 219;
- Covenants, Conditions and Restrictions of record in Book 6549, Page 475, with Clarification in Book 6561, Page 141 and Correction in Book 7153, Page 617;
- Sanitary Sewer Easement of record in Book 5856, Page 80;
- Easements for Television Cable of record in Book 6587, Page 204;
- Utility Easements of record in Book 7097, Page 120 and Book 7097, Page 154;
- Easement and Right of Entry Agreement of record in Book 10262, Page 46, Register's Office for Davidson County, Tennessee; and
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **326 Timberway Circle , 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 29th DAY OF APRIL, 2016.

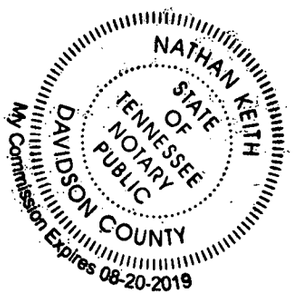
Adam Whitaker by John Gleaves, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN GLEAVES, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of ADAM WHITAKER, and who acknowledged he/she/they executed the same as the free act and deed of the said ADAM WHITAKER.

Witness my hand and official seal, this the 29th of April, 2016.

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



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