BILL GARRETT, Davidson County
Trans:T20160046149 DEEDWARR
Recvd: 06/01/16 14:21 2 pgs
Fees:13.00 Taxes:361.86
20160601-0055144

Prepared By & Return To:
Tennessee Title Services, LLC
101 Springhouse Court, Suite 202
Hendersonville, TN 37075
16-0387HV

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $97,800.00.

Affiant

KAYLA R. ANDERSON STATE OF TENNESSEE NOTARY PUBLIC MACON COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME THIS 26th day of May, 2016.

Notary Public
Commission Expires: 11-20-18

Address of New Owner	Send Tax Bills To:	Map & Parcel
Emily G. Hendrix 211 Timberway Drive Nashville, TN 37217	CMG Mortgage Inc 3160 Canyon Road, Ste 400 San Ramon, CA 94583	108-07-0B-161.00 CO

WARRANTY DEED

FOR AND IN 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/WE,

Mary Beth Standish, unmarried

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Emily G. Hendrix, an unmarried woman

HEREINAFTER CALLED THE GRANTEES, THEIR 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. 161, Building O, of Timber Lake Condominiums, as established by Master Deed of record in Book 6549, Page 475 and by Instrument of Clarification of record 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 unit as set forth in Exhibit A-1 of said Master Deed, for which plat reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Mary Beth Standish, unmarried, by Warranty Deed from Rose M. Beattie Cooper and husband, David Cooper, dated 7/28/06 and recorded 8/10/06 in Instrument No. 20060810-0098576, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 211 Timberway Drive, Nashville, TN 37217.

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 26th day of May, 2016.

Mary Beth Standish

Mary Beth Standish

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Mary Beth Standish,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Hendersonville, Tennessee this 26th day of May, 2016.

Kim Gillespie

Notary Public
My Commission Expires: 10-18-16

(Notary Seal)

