BILL GARRETT, Davidson County
Trans:T20160052034 DEEDWARR
Recvd: 06/20/16 10:11 2 pgs
Fees:13.00 Taxes:397.75
20160620-0062286

Prepared By & Return To:
Tennessee Title Services, LLC
6 Cadillac Drive, Suite 290
Brentwood, TN 37027
16-0719

STATE OF TENNESSEE
COUNTY OF Williamson

Emily Kornbau State of Tennessee Notary Public Sumner County My Commission Expires June 19, 2018

THE ACTUAL CONSIDERATION OR VALUE, ~~WHICHEVER IS~~ GREATER, FOR ~~THIS TRANSFER~~ IS ~~$107,500.00~~

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 13th day of June, 2016

Notary Public
Commission Expires: _____

Address of New Owner	Send Tax Bills To:	Map & Parcel
Tyson Garrett 173 N Timber Drive Nashville, TN 37214	Primary Residential Mortgage 1490 N. 2200 West Salt Lake City UT, 84116	108 07 0B 056.00

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,

Theresa Little-Haywood AKA Theresa M. Little

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

Tyson Garrett, a single man

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:

Being Unit No. 56 of Timber Lake Condominimums created under Title 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, Davidson County, Tennessee, together with the undivided percentage of interest in the Common Elements appurtenant to said units as set forth in Exhibit "A-1" of said Master Deed. Reference is hereby made to the plat of Timberlake Condominimums as set forth in Exhibit "A-2" of Master Said Deed for a more complete identification and description of said lot.

BEING the same property coveyed to Theresa M. Little, an unmarried person, by Warranty Deed from Carolyn T. Pinkard, an unmarried person, dated 03/20/2008 and recorded 03/25/2008 in Instrument No. 20080325 0030117, Register's Office for 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: 173 N Timber Drive, Nashville, TN 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 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.

R

Dated this the 13th day of June, 2016.

Theresa Little-Haywood

STATE OF ~~TENNESSEE~~ WASHINGTON
COUNTY OF KING

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Theresa Little-Haywood** 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 SEATTLE, WASHINGTON ~~Tennessee~~ this 13th day of June, 2016.

Notary Public
State of Washington
WENDY C MAN
MY COMMISSION EXPIRES
November 14, 2019

Notary Public
My Commission Expires: NOVEMBER 14, 2019

(Notary Seal)