WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $183,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of June, 2016.

Notary Public

MY COMMISSION EXPIRES: 8.14.17

(AFFIX SEAL)

TRACEY TRUMPHOUR NOTARY PUBLIC STATE OF TENNESSEE WILSON CO.

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Kristy Jo Timmerman	BancorpSouth Bank	062020B122.00
(NAME)	(NAME)	Davidson County DEEDWARR Recvd: 06/22/16 08:09 3 pgs Fees:18.00 Taxes:677.10 **20160622-0063296**
3364 Cain Harbor Drive	2778 W Jackson St, Bldg C, 2nd Fl	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Tupelo, MS 38801	
(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 considerations, the receipt of which is hereby acknowledged, we, **Latisha Candace Craven, an unmarried woman**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Kristy Jo Timmerman, unmarried**, hereinafter called the GRANTEE(S), 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 Lot No. 55, on the plan of First Amendment, Abbington Park, Phase One - Section Three, of record in Instrument No. 20040728-0090230, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Latisha Candace Craven, an unmarried woman by Warranty Deed from Beazer Homes Corp. d/b/a Phillips Builders, a Tennessee corporation, dated 05/25/2005, recorded 05/27/2005, of record in Instrument No. 20050527-0059767, in the Register's Office for Davidson County, Tennessee.

Subject to: (1) All matters shown on the plat of record in Instrument No. 20040728-0090230, in the Register's Office for Davidson County, Tennessee; (2) Covenants, conditions, easements and restrictions of record in Instrument No. 20010402-0031520, in the Register's Office for Davidson County, Tennessee, together with all amendments thereto; (3) Covenants, conditions, easements and restrictions of record in Instrument No. 20030213-0020075, ByLaws of record in Instrument No. 20030303-0027406, Third Supplementary Declaration of record in Instrument No. 20040518-0058461, in the Register's Office for Davidson County, Tennessee, together with all amendments thereto, (4) Easements and Restrictions set forth in instrument of record in Instrument No. 200007200071648, in the Register's Office for Davidson County, Tennessee; (5) Flowage Easement of record in Book 2242, Page 513, in the Register's Office for Davidson County, Tennessee; (6) Easement set forth in instrument of record in Book 1163, Page 341, in the Register's Office for Davidson County, Tennessee; (7) Deed of Conveyance of record in Book 8377, Page 820, in the Register's Office for Davidson County, Tennessee. Stormwater Detention Agreement of record in Instrument No. 20030109-0004246, in the Register's Office for Davidson County, Tennessee; (8) Quitclaim Deed to the Homeowners Association of record in Instrument No. 20050201-0011848, in the Register's Office for Davidson County, Tennessee; and (9) Charter of Abbington Park Homeowners Association, Inc., of record in Instrument No. 20030303-0027405, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 3364 Cain Harbor Drive, Nashville, TN 37214

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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), 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), 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 hand this 16th day of June, 2016.

Latisha Candace Craven

Latisha Candace Craven

State of Tennessee
County of Wilson

Personally appeared before me Latisha Candace Craven, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 16th day of June, 2016.

Tracey Trumphour

Notary Public Tracey Trumphour - MJ
My Commission Expires: 8.14.17

TRACEY TRUMPHOUR
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON CO. TN

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122

TRUE COPY CERTIFICATION

I, Kimie Perry, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, Liz Jones, a notary public for this county and state, Kimie Perry who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission expires: 8-14-17
Notary Seal (if on paper)

LIZ JONES
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY