WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160059886 DEEDWARR
Recvd: 07/13/16 10:19 2 pgs
Fees:13.00 Taxes:429.20
20160713-0071662

B-KW-16-230-T

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $116,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF JULY, 2016.

WILLIAM E. GROVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 08-20-2019

Notary Public

MY COMMISSION EXPIRES: 8/20/2019 (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)
Dorie Dickey	SAME	
(NAME)	(NAME)	**108-07-0B-151.00-CO**
230 Timberway Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214-4262		
(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, **MARGIE C. PAYNE AS SUCCESSOR TRUSTEE OF THE 230 TIMBER WAY LAND TRUST,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **DORIE DICKEY,** 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 being Unit No. 151-Q of the Timber Lake Condominiums created under Title 66, Chapter 27, Section 101, et seq., as amended, Tennessee Code Annotated and as established by a Master Deed of record in Book 6549, Page 475, and by Instrument of Clarification at 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-1" of said Master Deed. Reference is hereby made to the plat of Timber Lake Condominiums, as set forth in Exhibit "A-2" of said Master Deed for a more complete identification and description of such Unit.

Being the same property conveyed to Addie Claxton, Trustee of the 230 Timber Way Land Trust by Quitclaim deed from Margie C. Payne of record in Book 10720, page 98, Register's Office for Davidson County, Tennessee, dated December 05, 1997, recorded on December 15, 1997. Margie. C. Payne, having since been appointed Successor Trustee of the 230 Timber Way Land Trust upon the death of Addie Claxton on October 20, 2004 according to the terms of the trust. and as described in Appointment of Successor Trustee recorded on February 03, 2005 in Instrument No. 20050203-0013068.

This conveyance is subject to:
- Taxes for the year 2016, a lien not yet due and payable.
- Master Deed establishing a Horizontal Property Regime of Timber Lake Condominiumof record in Book 6549, Page 475, Book 6561, page 141 and Book 7153, Page 617, Register's Office for Davidson County, Tennessee.
- Plat sets out By-Laws as shown of record in Deed Book 6549, Page 520, Register's Office for said County.
- Easement as shown of record in Deed Book 7097, Pages 120 and 154, Deed Book 5856, Page 80, Deed Book 6587, Page 204 and Deed Book 10262, Page 46, Register's Office for said County.
- Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **230 Timberway Drive , Nashville, Tennessee 37214-4262**.

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 8th DAY OF JULY, 2016.

Margie C. Payne as Successor Trustee of the 230 Timber Way Land Trust

Margie C. Payne, Successor Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Margie C. Payne as Successor Trustee of the 230 Timber Way Land Trust to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 8th day of July, 2016.

Notary Public

My Commission Expires: 8/20/2019



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